

Profile 1 of 1

Summary (70445)

**Land - 1.04 Acres
42046 Rio Nedo
Temecula, CA 92590**

Business Park:	Contractor's Yard
County:	Riverside
Market:	Southwest Riverside County
Sub Market:	Temecula
Land Size (SF):	45,368 SF
Land Size (Acres):	1.04 Acres
Office SF:	750 SF

General Listing/Transaction Information

Asking Rate:	GRS Per Month
Transaction Type:	Lease

Contacts

Listing Broker(s)	Charley Black Lee & Associates - Temecula Valley 951.445.4507 cblack@lee-associates.com Chris Migliori, SIOR Daum Commercial Real Estate 949.724.1900 chris.migliori@daumcommercial.com
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Site

Parcel Number:	909-254-002
Zoning:	LI
Topography:	Improved Parcel

Utilities

Power:	200 a
Utilities Comments:	Amps Are Expandable

Comments

Property Comments: Outside Storage. Excellent Egress & Ingress. Drive Around Lot. Excellent Freeway Access.

Listing Comments: Available With 30 Days Notice. Rare Contractor's Yard. 1.04 Gross Acres, 0.94 Net Acres. 750 SF Office & Small Shed On Site. Concrete & Asphalt Yard. Asking Rate: \$6,500/Month.