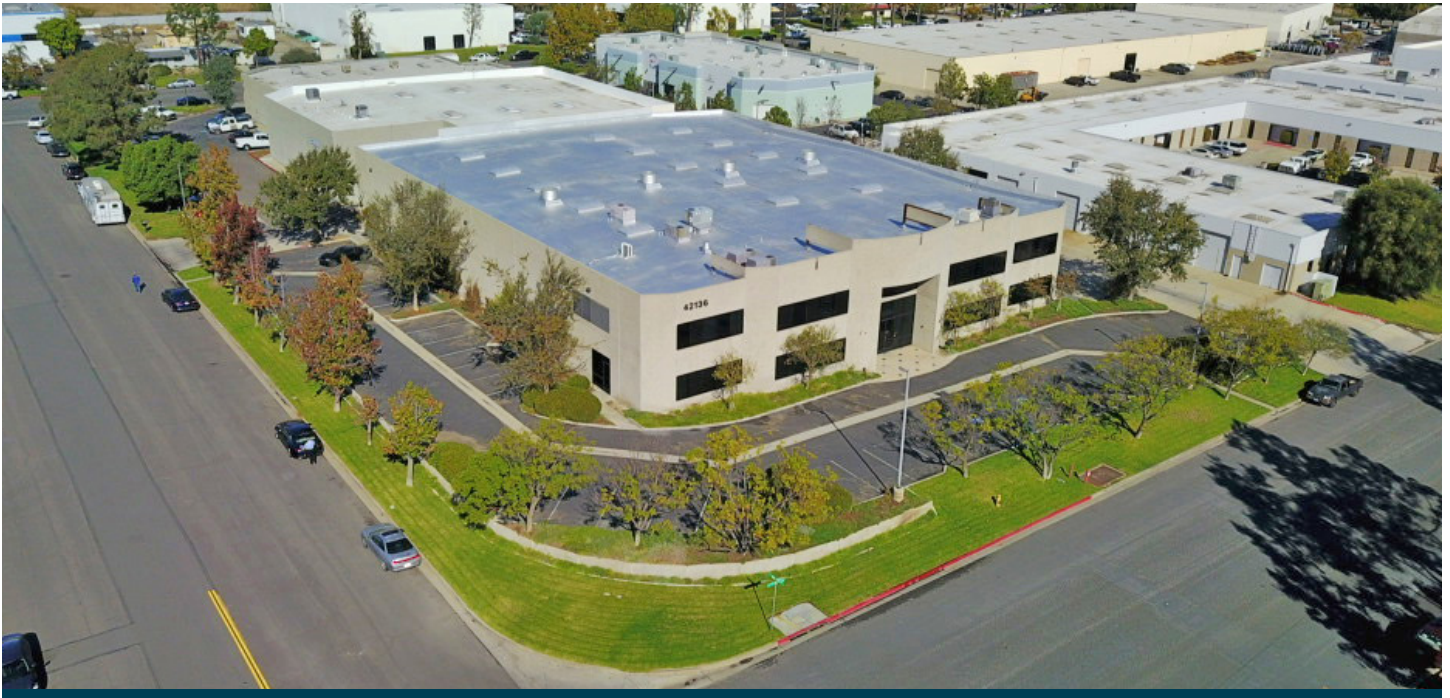


FOR SALE OR LEASE

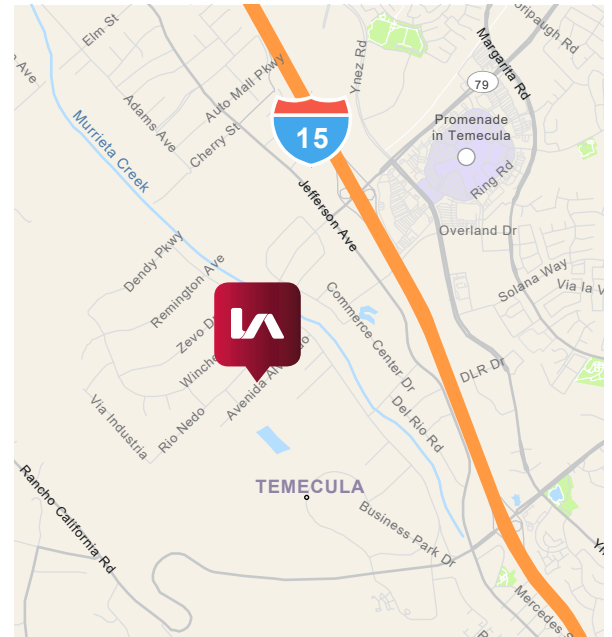
IDEAL MANUFACTURING FACILITY

42136 AVENIDA ALVARADO | TEMECULA, CA



FEATURES:

- ±25,782 Sq. Ft. Freestanding Industrial Building
- 1.19 acre corner parcel
- ±5,386 sq. ft. offices
- 1,600 Amps, 277/480V, 3 Phase Electric - Distributed
- 2 Ton bridge crane
- Three GL roll up doors: (2) 10' x 12', (1) 12' x 14'
- ±20' warehouse clear height
- Newer roof with radiant barrier insulation
- Newer skylights



LEASE RATE: \$1.10/SF + NNN
SALES PRICE: CONTACT BROKER FOR DETAILS

Charley Black
951.445.4507
cblack@leetemecula.com
DRE #01000597

Sam Robles
951.445.4519
srobles@leetemecula.com
DRE #01982449

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

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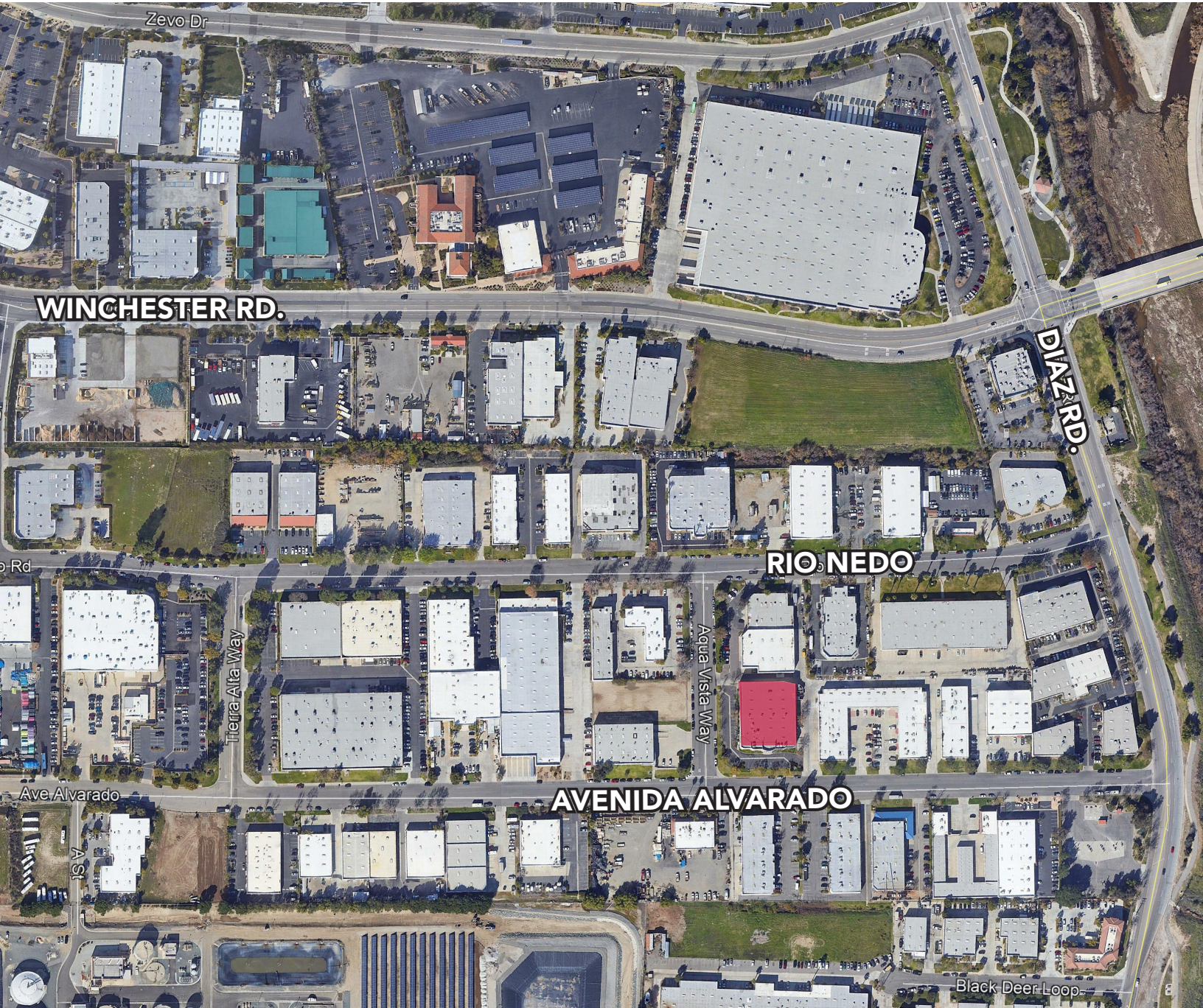
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