

28545 Felix Valdez | Temecula, CA

AVAILABLE 4 SALE

Multi-Tenant Industrial Property, 7 Units separately metered, under market rents, 100% leased



OFFERED AT \$4,460,000

- Over 6.5% cap rate at market rents, currently at +6.18%
- 100% Occupied, Great mix of unit sizes from 700 SF to 4,768 SF
- Each unit has its own Office(s), Restroom(s), roll up door and power distribution
- Separately Metered Units with 24' clear height in 2 Buildings on the same lot
- The A building is gas served, rare in the marketplace
- The commercial kitchen in A-3, is owned by the owner (currently leased) and in the future could be leased out on an hourly basis to kitchen users and because the space is so large, would get a great premium for the space.
- Easy Freeway access at Rancho California Road, Winchester and 79 South

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