

FOR LEASE

LIGHT INDUSTRIAL

43114 Blackdeer Loop, Temecula

#A ~ \$2,061.50 Mthly Rental Rate*

(1,178 Rentable Square Feet @ \$1.75 PSF)

Reception (Office – Approx. 180 SF) w/ Wall HVAC, Restroom,

WAREHOUSE: 12' Ceiling; **HVAC****; Covered Area; Chain Link Fence
Enclosure (12-1/2' x 8'); Front Roll-Up Door (9' x 10')

Security Deposit: \$2,500.00

* **NO FIRE SPRINKLERS** in any of the Buildings/Units above.

* **ALL UNITS INCLUDE:** **COMMON AREA EXPENSES, NORMAL** Water / Trash Pick-up **AND MAINTENANCE** to EXISTING HVAC(s)**

* **TENANTS RESPONSIBLE FOR:**

~ In-Suite Electric/Gas (if applicable); Janitorial; Phone/Internet (**FIOS Available**); Liability Insurance;

~ City of Temecula Cert of Occupancy (**\$174 A/O July-24**); Business License

* **INDUSTRIAL UNITS:** **VOLTAGE 120/208, 200 AMP/ 3 Phase** and **WATER to Unit. GAS to Building** (some Units Metered)

* **NO Auto Shops, Auto/RV Sales, Excessive Parking NOR Dispensary/etc.**

NOTE: These are ALL NO SMOKING/VAPING Units / Buildings.

Any questions or interested in viewing, please call Viola at either:

VMC Viola's Management Company

43015 Blackdeer Loop #105, Temecula CA 92590

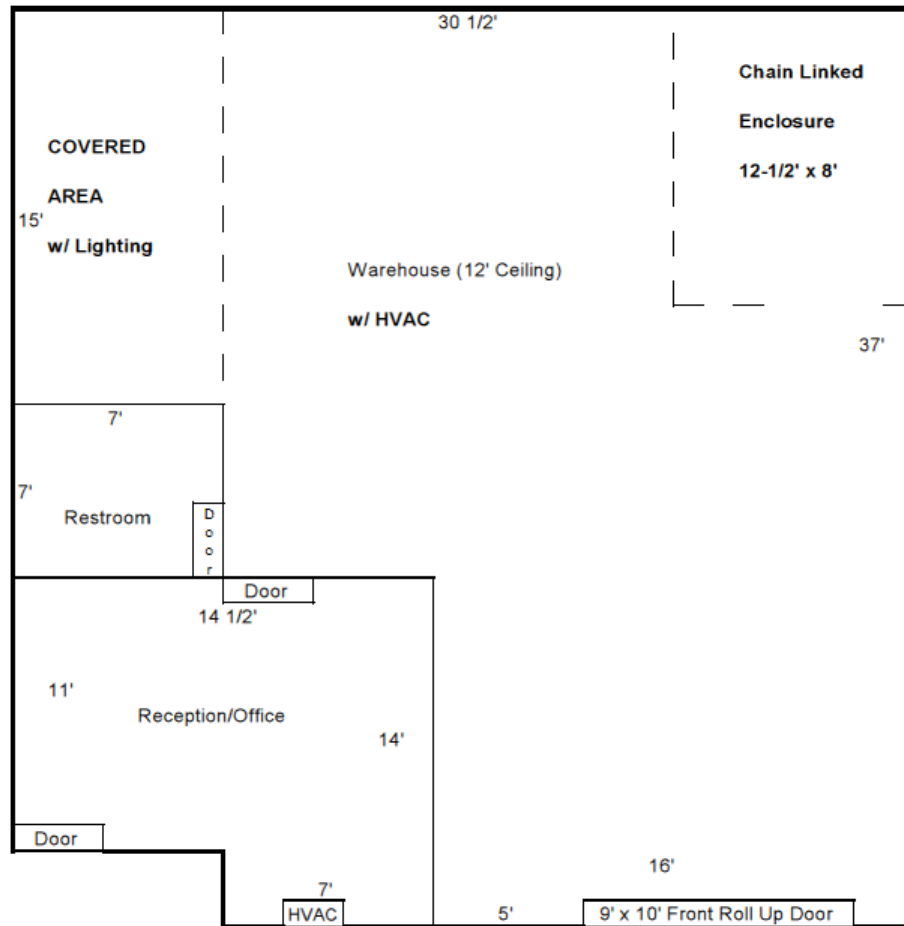
OFFICE Phone/Fax: (951) 296-2996 (Monday-Thursday 10:00AM – 3:00PM)

(951) 326-9478 (Cell)

Email: violah@verizon.net

43114 Blackdeer Loop **#A**, Temecula CA 92590

1,178 Rentable Square Feet w/ 9' x 10' Front Roll Up Door (2 Parking Spaces)
(HVAC in Warehouse)



Measurements are estimated Usable Square Feet (verify).

Exhibit B - 43114 Blackdeer #A - Floor Plan w WH Enclosure HVAC (1178 sf) 8-3-26