

# INDUSTRIAL UNIT AVAILABLE FOR LEASE



## 28373

FELIX VALDEZ AVE.  
TEMECULA, CA 92590



# PROPERTY HIGHLIGHTS

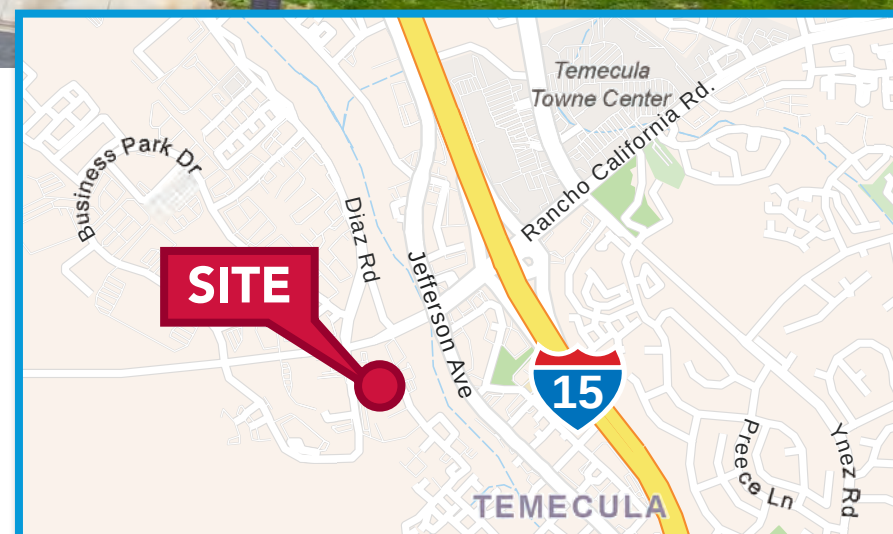
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- Suite A4 available
- 1,991 SF
- 1 Roll up door (10 ft x 12 ft)
- 16' ft Clear Height
- 100 - 200 amps, phase 3 120/208 V (Tenant to Verify)
- Close proximity to the I-15, Rancho California Rd exit

**Asking price: \$1.20 per SF NNN**

**Est. NNNs are \$0.34 per SF**



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## **SAM ROBLES**

Vice President  
951.445.4519  
srobles@leetemecula.com  
DRE #01982449

## **BEN WELLER**

Associate  
951.445.4561  
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DRE# 02254521

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# SITE PLAN



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# CENTRAL LOCATION



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