

# INDUSTRIAL SUITES FOR LEASE

26111 YNEZ ROAD - TEMECULA, CA

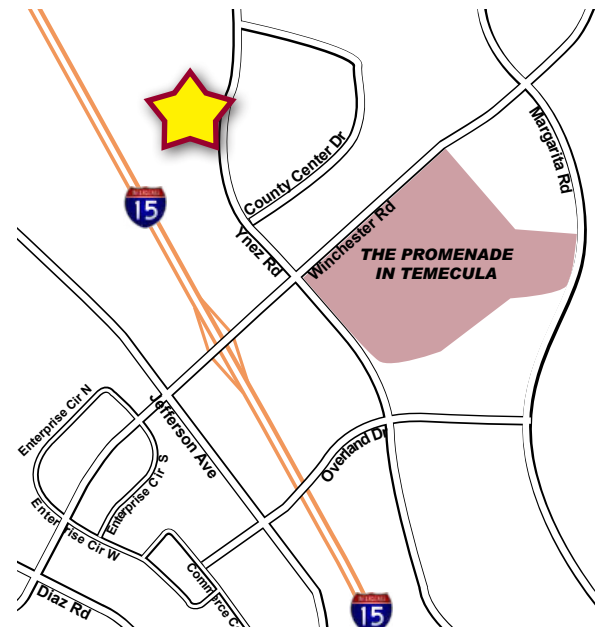


**APPROVED  
FOR AUTO  
BROKERS!**



## PROPERTY HIGHLIGHTS:

- Suites Available Starting at  $\pm$ 847 Square Feet
- Immediate Occupancy
- Premier Location - Rancho California Corporate Park (East of Interstate 15)
- 100-225 Amps, 120/208 Volt, 3-Phase
- Fire Sprinklered
- 9' x 10' Truck Doors
- Contact Agent for Showing Instructions



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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SUITE	SIZE (±SF)	RENT/MO.	DESCRIPTION
B-4	847 SF	\$1,440	1 office, 1 restroom, truck door. Immediate Occupancy. On Lockbox.
B-1	1,522 SF	\$2,572	1 office, restroom, warehouse. Immediate occupancy. On Lockbox.
B-18	1,028 SF	\$1,696	4 Offices, Restroom, Warehouse. Immediate Occupancy. On Lockbox.
B-30	1,210 SF	\$1,924	3 Offices, Work Room, Restroom and Warehouse. Immediate Occupancy. On Lockbox.
C-1	1,878 SF	\$3,174	End Unit, 1 Private Office, Large Open Area, Restroom, Small Warehouse with Truck Door.

No Automotive or Machine Shops • 5% Annual Increases • Auto Brokers pay \$0.35 psf/mo premium  
 Move In Deposits: First and Last Month's Rent Plus Security Deposit • Landlord Pays Trash & Water Subject to Base Year  
 No call centers, collection agencies, multi-level marketing firms or telephone marketing operations.

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