

FOR SALE OR LEASE

**33,000 SF FREESTANDING INDUSTRIAL
BUILDING WITH LARGE FENCED YARD**

**27495 DIAZ ROAD
TEMECULA, CA**



**CLICK TO VIEW
AERIAL TOUR**

**ASKING PRICE: \$7,750,000.00 (±\$235 PSF)
LEASE RATE: CONTACT AGENT**

CHARLEY BLACK
951.445.4507
cblack@leetemecula.com
DRE #01000597

CONNOR STRODE
951.445.4529
cstrode@leetemecula.com
DRE #02170137

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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

PROPERTY FEATURES

- ±33,000 SF FREESTANDING INDUSTRIAL BUILDING
- EXCELLENT EXPOSURE WITH FRONTAGE ALONG DIAZ ROAD
- ±4,695 SF OF OFFICE AREA
 - 5 RESTROOMS
 - 9 PRIVATE OFFICES
 - RECEPTION AREA
 - BREAKROOM
 - POTENTIAL KITCHEN/LAB SPACE AREA
 - WAREHOUSE SHOPROOM
- 19-20' CLEAR HEIGHT (VERIFY)
- ONE (1) GROUND LEVEL ROLL UP DOOR (10'x14')
- TWO (2) DOCK HIGH LOADING DOORS WITH EXTERIOR TRUCK WELL (10'x10')
- FLOOR DRAIN IN WAREHOUSE AREA
- INSULATED WAREHOUSE CEILING
- 1,200 AMPS, 277/480v, 3 PHASE
- LARGE FENCED YARD - APPROX. 19K SF EXISTING FENCED YARD AREA, AND POTENTIALLY EXPANDABLE TO ±27,000 SF
- BONUS MEZZANINE STORAGE AREA



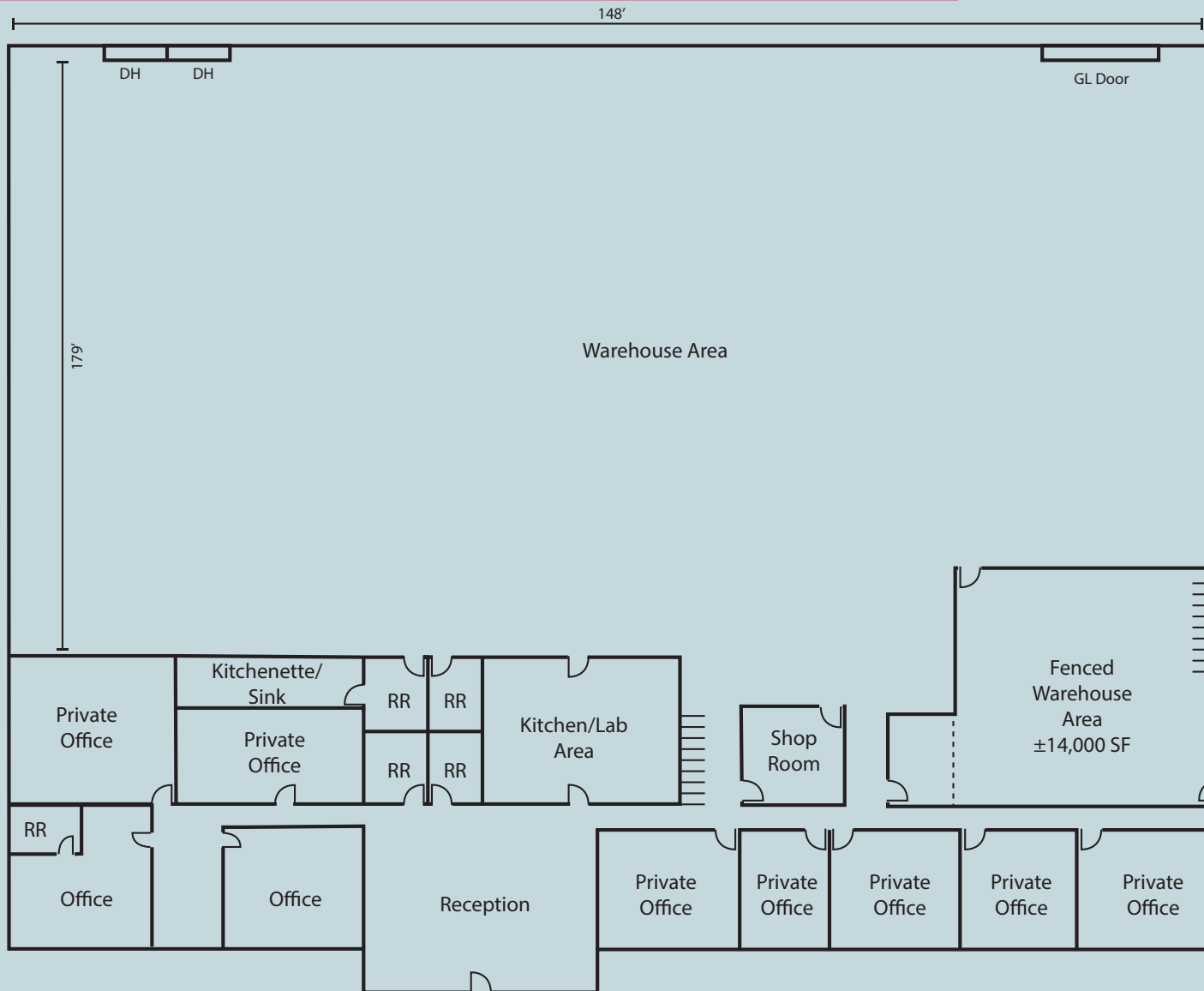
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FLOORPLAN



PLAN IS NOT TO SCALE

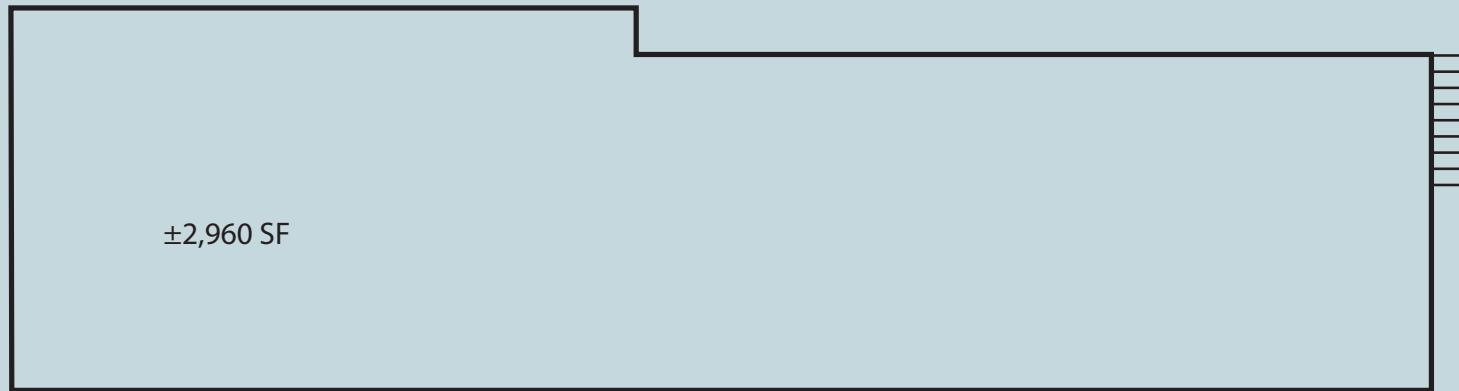
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UPSTAIRS MEZZANINE FLOORPLAN



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WINCHESTER RD

DIAZ RD

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CORPORATE NEIGHBORS



27495 DIAZ ROAD
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ALSO AVAILABLE
FOR SALE

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FOR MORE INFORMATION, PLEASE CONTACT

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