

±3,003 SF INDUSTRIAL END CAP UNIT FOR LEASE

42295 AVENIDA ALVARADO, UNIT 1 | TEMECULA, CA



PROPERTY HIGHLIGHTS:

- **Unit 1 - ±3,003 SF**
(Reception/Office/Breakroom/Bathroom)
Units have ±320 SF of office
- Excellent Location within Temecula Valley Industrial Park
- Rare End-Cap Unit with Building Top Signage Available
(subject to City & LL Approval)

WAREHOUSE INCLUDES:

- 10'x12' GL Roll-up Door per Suite
- Skylights (2)
- ±14' Clear Height
- Existing Electrical Outlets & Lighting
- Power: 100 Amps per Suite
- Fire Sprinklered throughout suite
- No Auto Uses

LEASE RATE: \$1.32 MG
CAM = \$350 PER MONTH / UNIT

Michael W. Strode, MBA, CCIM, SIOR
951.445.4508
mstrode@leetemecula.com
DRE#00798900

Scott Stewart
951.445.4514
sstewart@leetemecula.com
DRE#01342575

Connor Strode
951.445.4529
cstrode@leetemecula.com
DRE#02170137

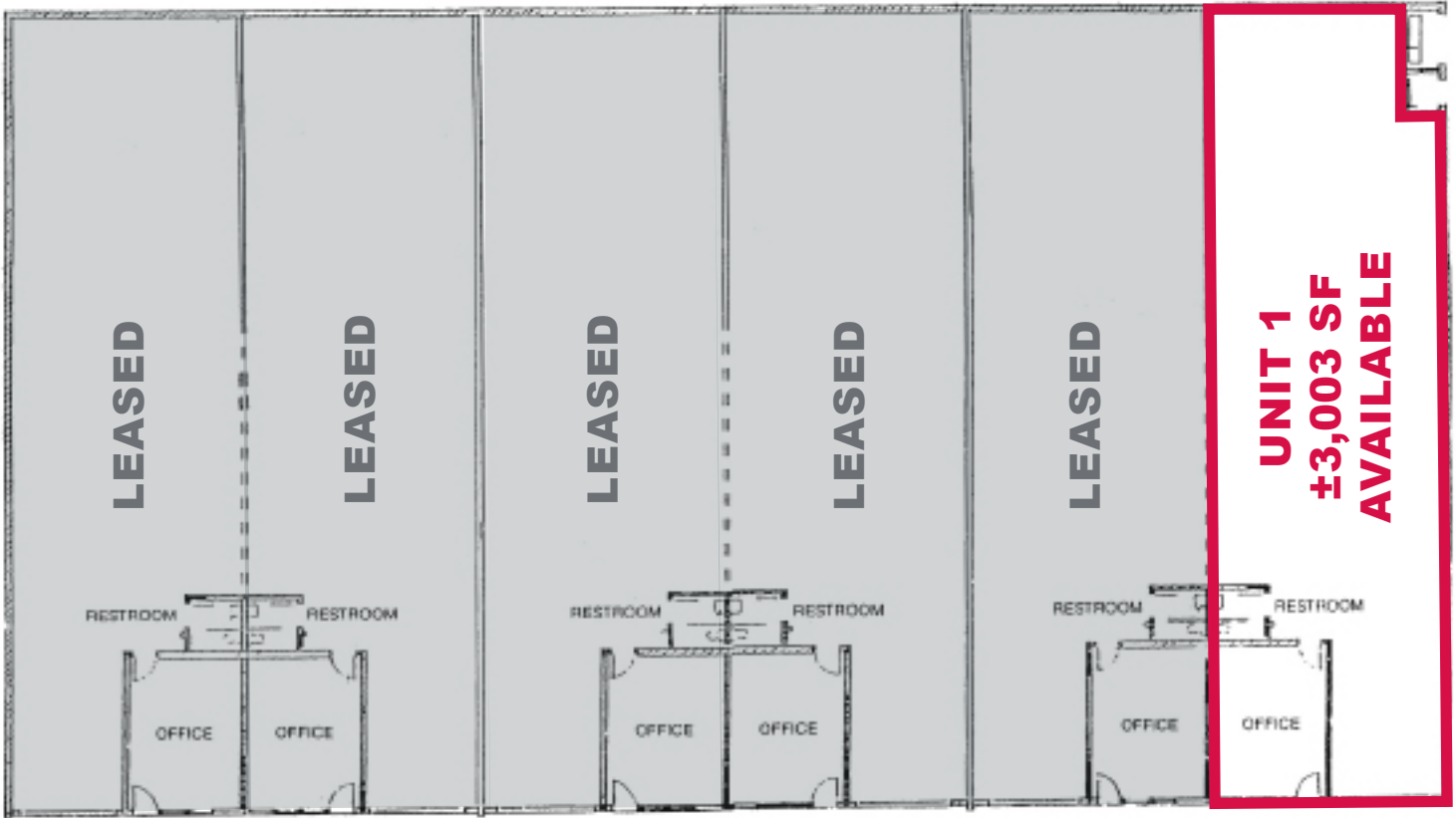
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Temecula. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

MAJOR REFURBISHMENTS UNDERWAY

- OFFICE AREAS:
 - PAINT
 - LIGHTING
 - NEW FLOORING
 - NEW RESTROOM FIXTURES
- WAREHOUSE AREAS:
 - LIGHTING
 - PAINT
 - DEEP CLEAN (WAREHOUSE FLOOR)
 - NEW INSULATION SCRIM

±3,003 SF INDUSTRIAL END CAP UNIT FOR LEASE

42295 AVENIDA ALVARADO, UNIT 1 | TEMECULA, CA



NOT TO SCALE



Michael W. Strode, MBA, CCIM, SIOR

951.445.4508
mstrode@leetemecula.com
DRE#00798900

Scott Stewart

951.445.4514
sstewart@leetemecula.com
DRE#01342575

Connor Strode

951.445.4529
cstrode@leetemecula.com
DRE#02170137

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. - Temecula. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055