

INDUSTRIAL SUITES FOR LEASE

26111 YNEZ ROAD - TEMECULA, CA

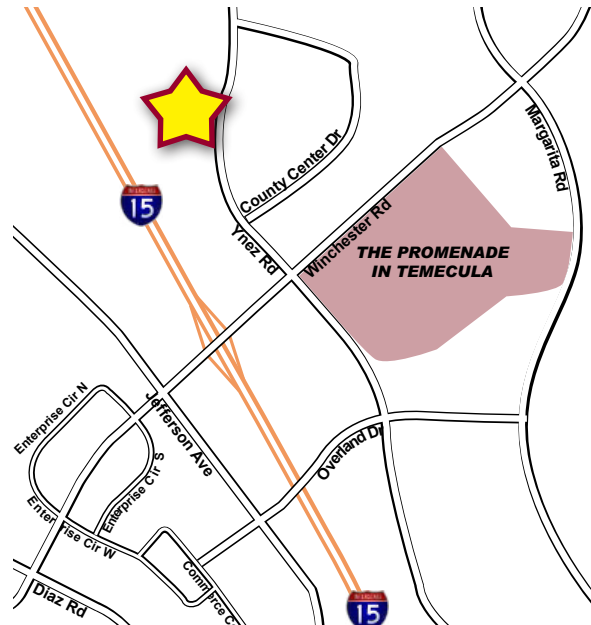


**APPROVED
FOR AUTO
BROKERS!**



PROPERTY HIGHLIGHTS:

- Suites Available Starting at ± 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



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SUITE	SIZE (±SF)	RENT/MO.	DESCRIPTION
B-4	847 SF	\$1,487	1 office, 1 restroom, truck door. Immediate Occupancy. On Lockbox.
B-29	968 SF	\$1,733	1 office, 1 restroom, truck door. Immediate Occupancy. On Lockbox.
B-14	1,028 SF	\$1,696	1 office, restroom, warehouse. Immediate Occupancy. On Lockbox.
B-18	1,028 SF	\$1,696	4 offices, restroom, warehouse. Immediate Occupancy. On Lockbox.
B-15	1,148 SF	\$1,894	1 office, 1 restroom, truck door. Immediate Occupancy. On Lockbox.
B-30	1,210 SF	\$1,924	End unit, side loader, 3 offices, work room, restroom and warehouse. Immediate Occupancy. On Lockbox.
B-3	1,330 SF	\$2,181	1 office, restroom, warehouse. Immediate Occupancy. On Lockbox.
C-2	1,743 SF	\$2,946	2 offices, restroom, warehouse with drop ceiling, 100% HVAC. Immediate Occupancy. On Lockbox - Can be combined with C-1. Contact Agent for details.
C-1	1,878 SF	\$3,174	End unit, 1 private office, large open area, restroom, small warehouse with truck door. Can be combined with C-2. Contact Agent for details.

No Automotive or Machine Shops • 5% Annual Increases • Auto Brokers pay \$0.40 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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YNEZ
BUSINESS CENTER

