

±3,003 SF INDUSTRIAL RARE FRONT-END CAP UNIT FOR LEASE

42295 AVENIDA ALVARADO, UNIT 1 | TEMECULA, CA



MAJOR REFURBISHMENTS COMPLETED!

FREE RENT INCENTIVES FOR QUALIFIED TENANTS*
**MINIMUM 3 YEAR TERM*

PROPERTY HIGHLIGHTS:

- **Unit 1 - ±3,003 SF**
320 SF of Office Area (Open Office & Restroom)
- Excellent Location within Temecula Valley Industrial Park
- Rare Front-End Cap Unit Providing Maximum Exposure on Avenida Alvarado
- Building Top Signage Available

WAREHOUSE INCLUDES:

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

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

MAJOR REFURBISHMENTS COMPLETED

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

Michael W. Strode, MBA, CCIM, SIOR

951.445.4508
mstrode@leetemecula.com
DRE#00798900

Scott Stewart

951.445.4514
sstewart@leetemecula.com
DRE#01342575

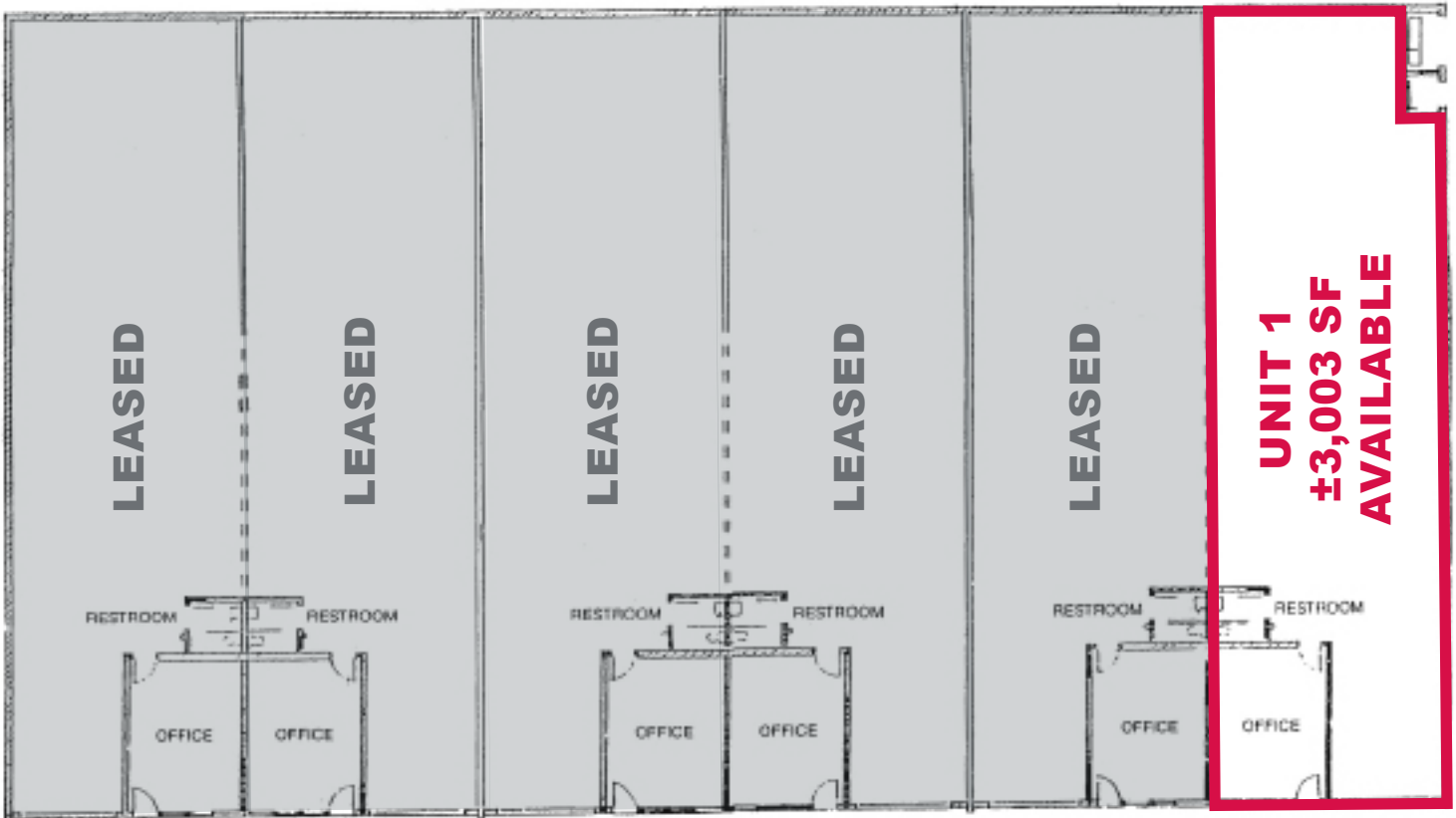
Connor Strode

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

±3,003 SF INDUSTRIAL RARE FRONT-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