

FOR SALE OR LEASE

43195 BUSINESS PARK DR

Temecula, CA



160,561 SF For Sale or Lease | Heavy Power
Located in Foreign Trade Zone

CBRE

PROPERTY SPECIFICATIONS

OVERVIEW	
ADDRESS	43195 Business Park Dr. Temecula, California 92590
INDUSTRIAL MARKET	Inland Empire
INDUSTRIAL SUBMARKET	Inland Empire South/ Temecula
PARCEL NUMBER	921-020-072
BUILDING SIZE	
SQUARE FOOTAGE	160,561 SF
LAND SIZE (AC)	±11.47 Acres
FAR	32%
OFFICE SF	15,500 sf 1st floor lab/assembly, 15,500 sf 2nd floor
BUILDING FEATURES	
YEAR BUILT	1991 Reconditioned 2024
MIN CLEAR HEIGHT	24'- 25' (some portions of warehouse 20')
TRAILER PARKING	Expandable
CAR PARKING	246
DOCK-HIGH DOORS	8 (9' x 10')
GROUND LEVEL DOORS	2 (10' x 14')
ZONING	Light Industrial
CONSTRUCTION OVERVIEW	
CONSTRUCTION TYPE	Concrete Tilt Up
ROOF	New Roof with 20 year warranty
COLUMN SPACING	50' x 56'
SPRINKLERS	CMSA system (ESFR equivalent)
ELECTRICAL	4,000 Amps, 277/480 Volts, 3-Phase, 4-Wire
LIGHTING	LED
SKYLIGHTS	Yes
YARD	Large fenced yard and excess yard



BUILDING SPECIFICATIONS



**Flexible
Financing
Available**



24'
Clear Height



4,000 Amps



8
Dock-High Doors



2 Grade
Level Doors



1991 | 2024
Year Built | Reconditioned



246 Auto
Parking Spaces



LED
Lighting



31,000 SF
Office



CMSA
Sprinkler System



HVAC
In Office Areas

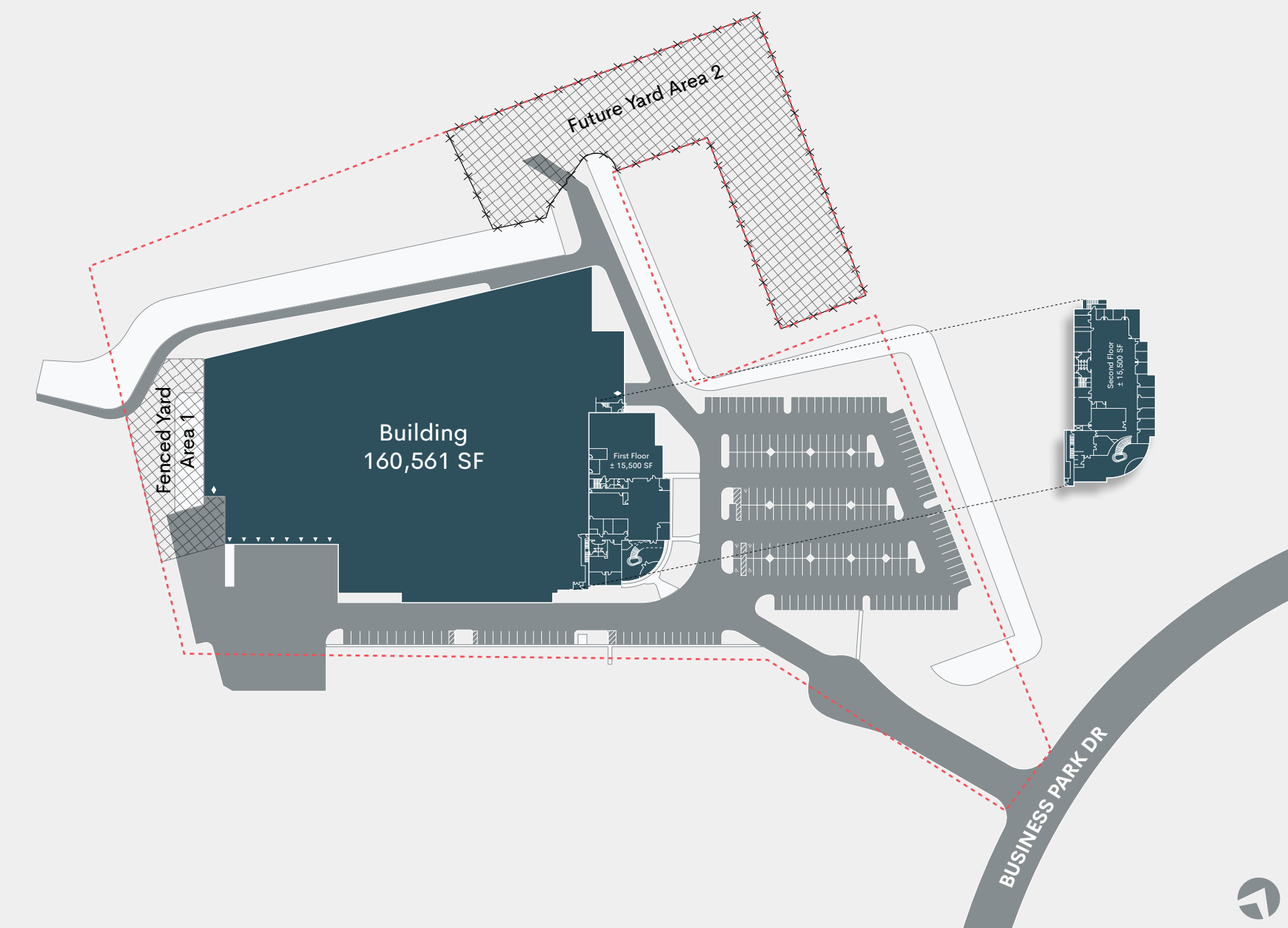


FOREIGN TRADE
Zone



LARGE
Fenced Yard

SITE PLAN



PHOTOS



FINANCE COMPARISON

Own vs. Lease Comparison



43195 Business Park Dr. Temecula , CA

Property Square Footage 161,561 sf

Own	
Purchase Price	\$37,731,835
Improvements	\$0
Other	\$0
Total Project Cost	\$37,731,835
Total Price per Sq. Ft.	\$235.00 PSF

Start-Up Costs

Cash Down Payment	15%	\$5,659,775
Estimated Bank Fees	0.50%	\$137,721
Estimated Appraisal & Environmental		\$6,000
Estimated Escrow & Title		\$2,500
Other Fees		\$0
Total Cash Required		\$5,805,996

Monthly Costs

Mortgage Payment (monthly)	\$1.76	\$283,778
Taxes	\$0.22	\$35,404
Insurance	\$0.00	\$0
HOA	\$0.02	\$2,500
Monthly Expenses	\$0.02	\$3,710
Total Monthly Payment	\$0.00 PSF	\$325,392

Total Adjusted Monthly Costs

Total Monthly Payment	\$0.00	\$325,392
Less Depreciation	(\$0.40)	-\$64,499
Potential Tenant Income		

\$260,893.05 **\$1.61 PSF**

Forecasted Ownership Benefits

Monthly Mortgage Payment in 10 years	\$283,778
Cash Savings After 10 Years	-\$3,419,657
Equity After 10 Years	\$68,259,240

Assumptions: Depreciation est. at 80% allocation of purchase price.
Equity assumes 2% annual building appreciation

Lease	
Monthly Lease Rate	\$177,717
Rented Sq. Ft.	161,561 sf
Lease Rate per Sq. Ft. (Base only)	\$1.10 PSF

Start-Up Costs

Prepaid Lease	1 Months Rent	\$177,717
Security Deposit		\$177,717
Total Cash Required		\$355,434

Monthly Costs

Lease Payment	\$1.50	\$177,717
NNN	\$0.40	\$64,624
HOA		\$0
Total Monthly Payment	\$1.50 PSF	\$242,341

Total Adjusted Monthly Costs

Total Monthly Payment	\$1.50	\$242,341
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\$242,341.40 **\$1.50 PSF**

Forecasted Cost of Continuing to Lease

Monthly Lease Payment in 10 years	\$316,201
Cash Savings After 10 Years	\$0
Equity in 10 Years	\$0

Assumes annual lease rate increase of 3%

85% Financing Example

Financing Package	%	Loan Size	Term	Amortization	Rate	Monthly Pymt
Bank 1st Mortgage	72%	\$27,166,921	10 Yrs	25 Years	6.64%	\$ 185,817
SBA 504 2nd Mortgage	13%	\$5,000,000	25 Yrs	25 Years	5.85%	\$ 97,961

*Includes financed SBA fee of \$330,266

• SBA Fee is estimated at 1.15% plus a \$2,500 legal fee. All SBA fees are financed in the 504 loan.

For more information contact us.

Your SBA 504 Expert

Will Dendy

TMC Financing

VP, Business Development Officer

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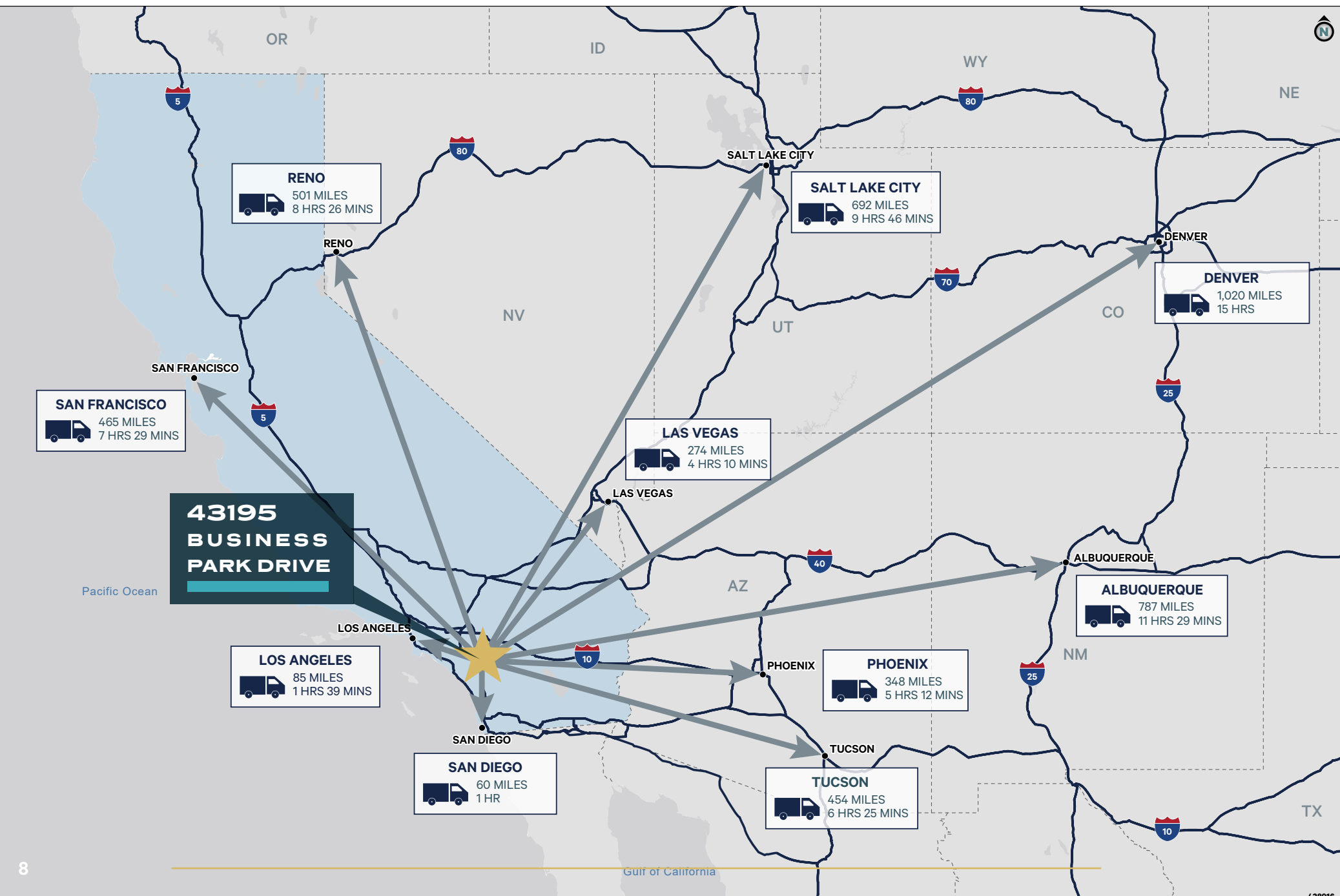
I-15		1.1 Miles
I-215		4.8 Miles
I-60		36 Miles

Up Colton	46 Miles
BNSF SB	50 Miles
BNSF San Diego	61 Miles

SBD	51 Miles
ONT	52 Miles
SAN	61 Miles
LAX	92 Miles

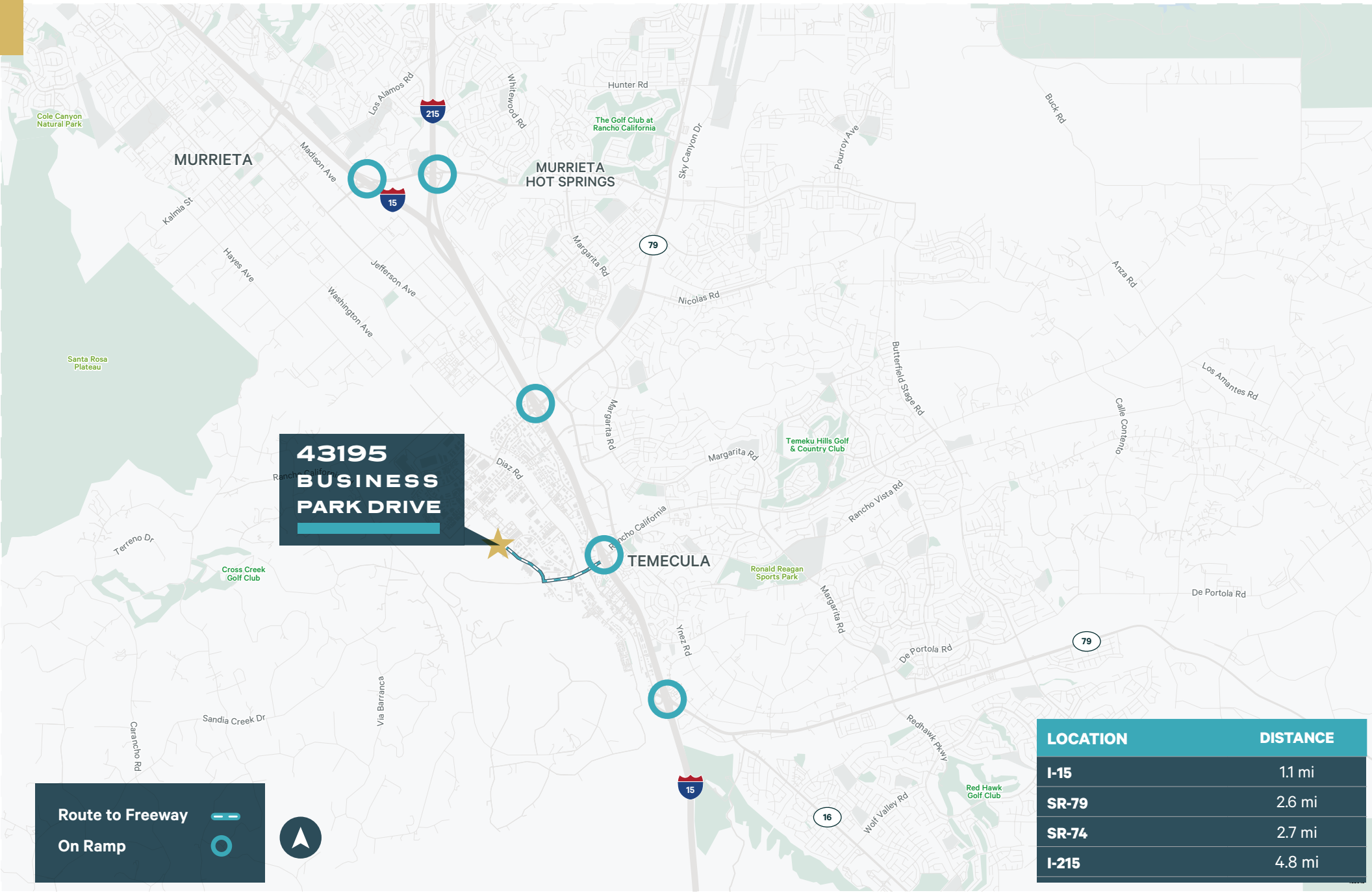
San Diego	61 Miles
LA/ LB	89 Miles

CONNECTIVITY



UNBEATABLE LOCATION

WITH DIRECT I-15 ACCESS



**43195
BUSINESS
PARK DRIVE**

Route to Freeway
On Ramp



LOCATION	DISTANCE
I-15	1.1 mi
SR-79	2.6 mi
SR-74	2.7 mi
I-215	4.8 mi

NEARBY TENANTS

MURRIETA

TEMECULA



43195 BUSINESS PARK DR

Temecula, CA

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