

FOR SALE

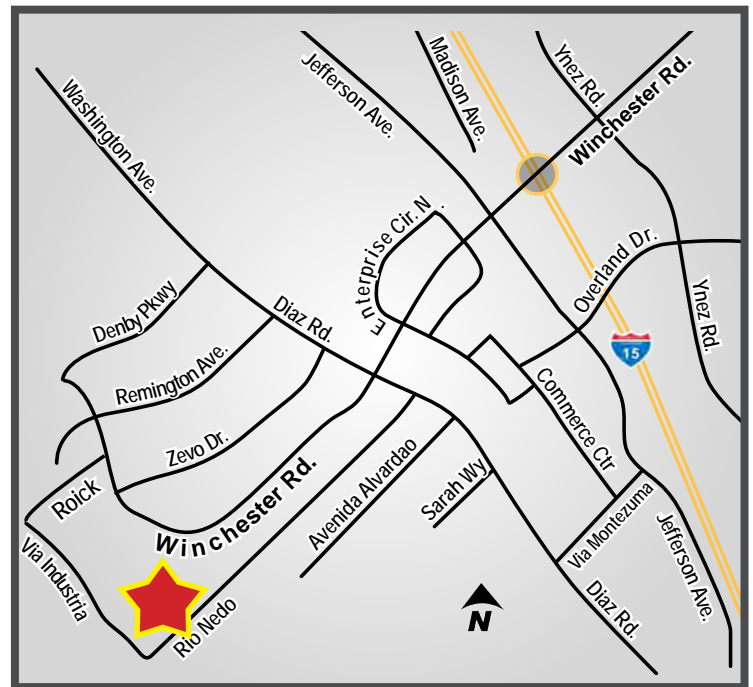
±12,149 SF FREESTANDING INDUSTRIAL BUILDING WITH YARD

42660 RIO NEDO - TEMECULA, CA



PROPERTY HIGHLIGHTS:

- 2,799 SF offices
- Rare large fenced & gated yard
- 18' clear height
- 2 grade level 14'x15' truck doors
- Large 2nd floor engineered mezzanine included (1,024 SF)
- 1,200 SF outdoor covered workspace
- 7 Sea-going Conex 40' containers included
- 1.03 acres fee-simple parcel
- 19 parking spaces
- Zoned light industrial (LI)
- Power: 400A, 120/240V, 3 phase
- Fire sprinklered



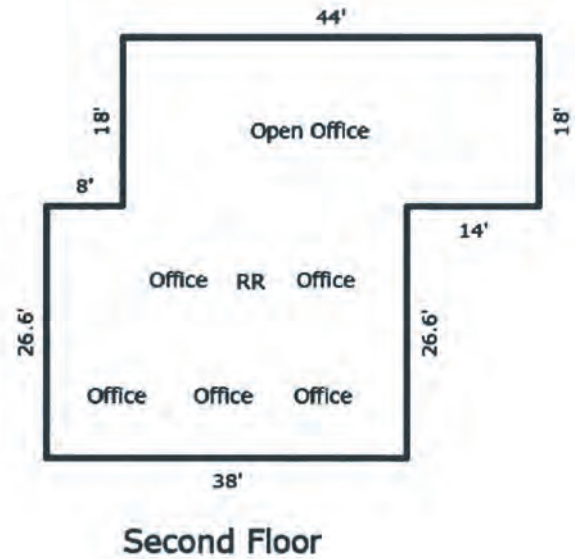
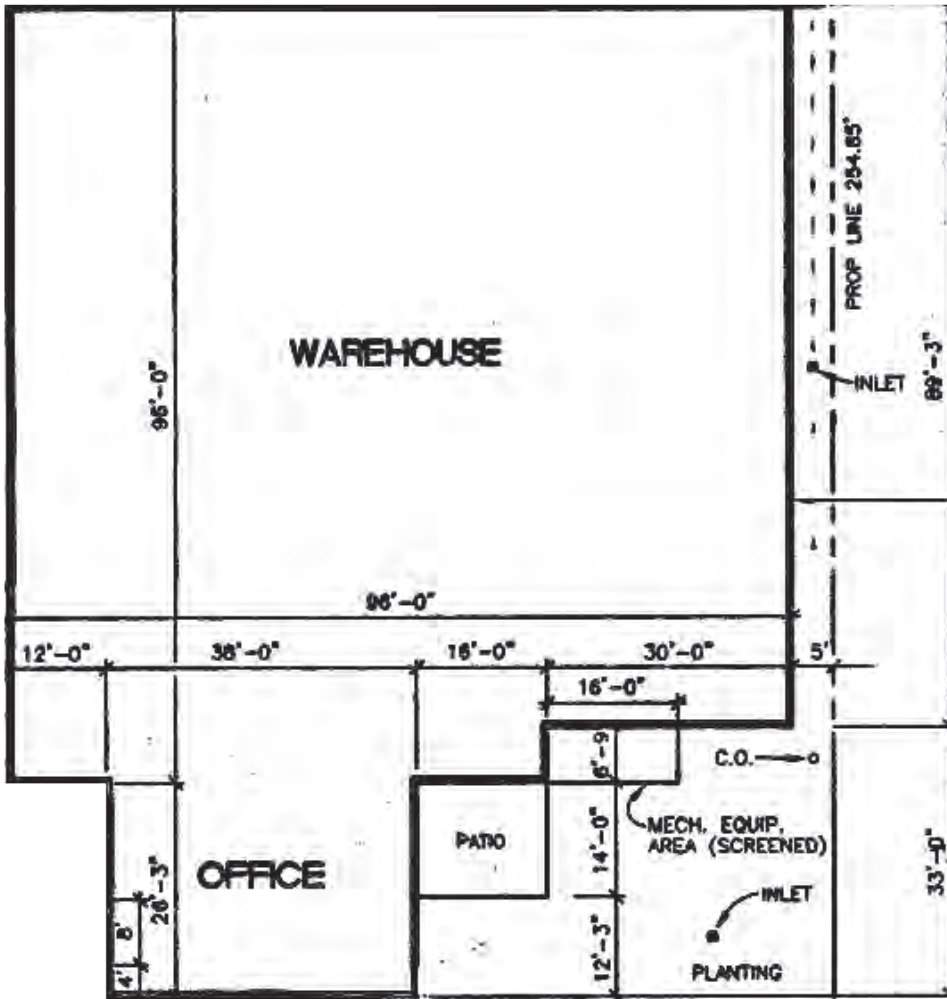
SALE PRICE: \$3,700,000

JIM NADAL, ccim • 951.445.4520 • jnadal@leetemecula.com • DRE #01040679

FOR SALE

±12,149 SF FREESTANDING INDUSTRIAL BUILDING WITH YARD

42660 RIO NEDO - TEMECULA, CA



JIM NADAL, ccim • 951.445.4520 • jnadal@leetemecula.com • DRE #01040679

FOR SALE

±12,149 SF FREESTANDING INDUSTRIAL BUILDING WITH YARD

42660 RIO NEDO - TEMECULA, CA



YARD

JIM NADAL, ccim • 951.445.4520 • jnadal@leetemecula.com • DRE #01040679

FOR SALE

±12,149 SF FREESTANDING INDUSTRIAL BUILDING WITH YARD

42660 RIO NEDO - TEMECULA, CA



LOBBY



OPEN WORK AREA #1



OPEN WORK AREA #2

JIM NADAL, ccim • 951.445.4520 • jnadal@leetemecula.com • DRE #01040679

FOR SALE

±12,149 SF FREESTANDING INDUSTRIAL BUILDING WITH YARD

42660 RIO NEDO - TEMECULA, CA

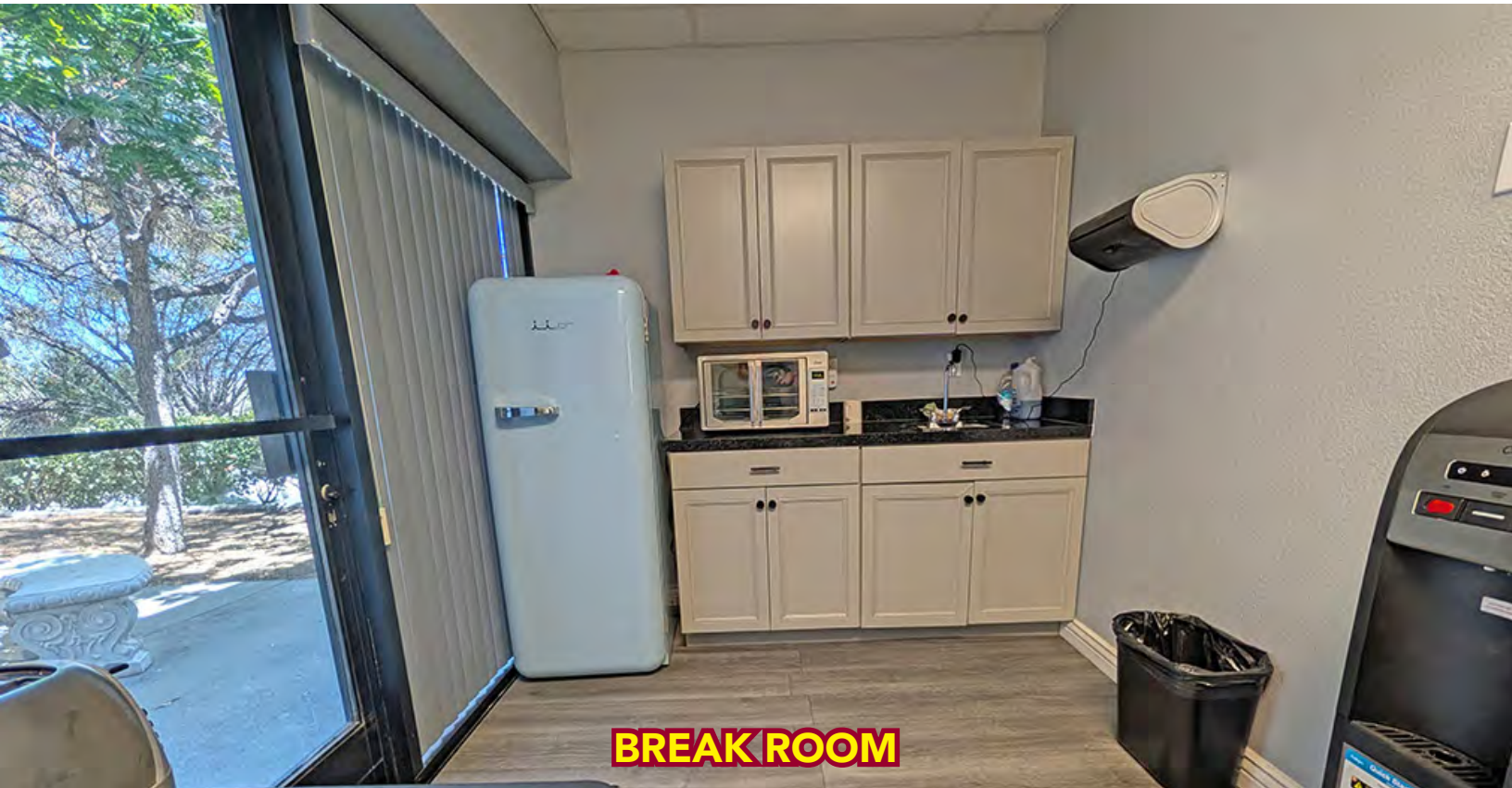


JIM NADAL, ccim • 951.445.4520 • jnadal@leetemecula.com • DRE #01040679

FOR SALE

±12,149 SF FREESTANDING INDUSTRIAL BUILDING WITH YARD

42660 RIO NEDO - TEMECULA, CA



BREAK ROOM



RESTROOM



I.T. ROOM

JIM NADAL, ccim • 951.445.4520 • jnadal@leetemecula.com • DRE #01040679

FOR SALE

±12,149 SF FREESTANDING INDUSTRIAL BUILDING WITH YARD

42660 RIO NEDO - TEMECULA, CA



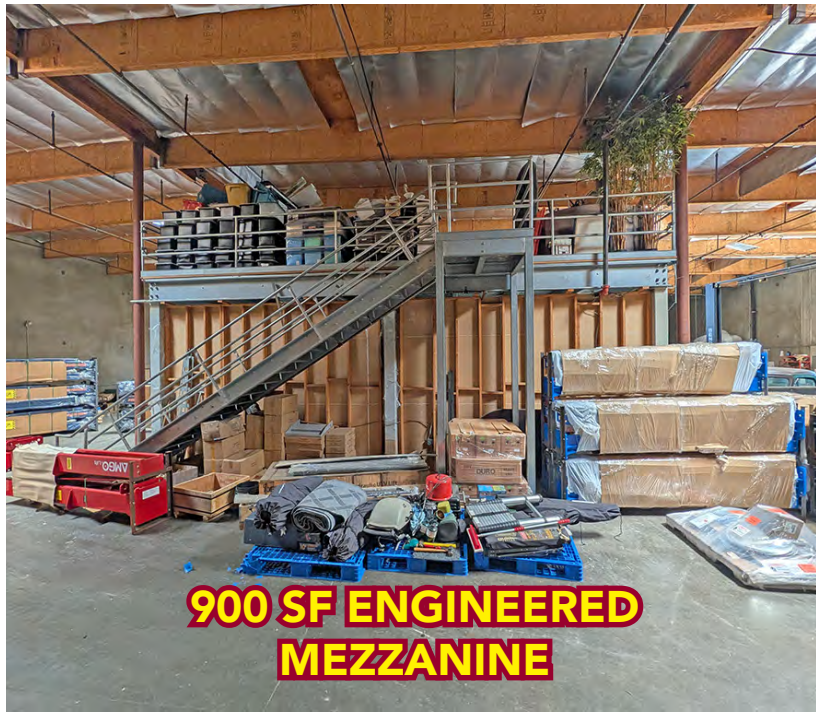
WAREHOUSE



WAREHOUSE



WAREHOUSE



900 SF ENGINEERED MEZZANINE

JIM NADAL, ccim • 951.445.4520 • jnadal@leetemecula.com • DRE #01040679

FOR SALE

±12,149 SF FREESTANDING INDUSTRIAL BUILDING WITH YARD

42660 RIO NEDO - TEMECULA, CA



YARD



YARD



YARD

JIM NADAL, ccim • 951.445.4520 • jnadal@leetemecula.com • DRE #01040679

FOR SALE

±12,149 SF FREESTANDING INDUSTRIAL BUILDING WITH YARD

42660 RIO NEDO - TEMECULA, CA

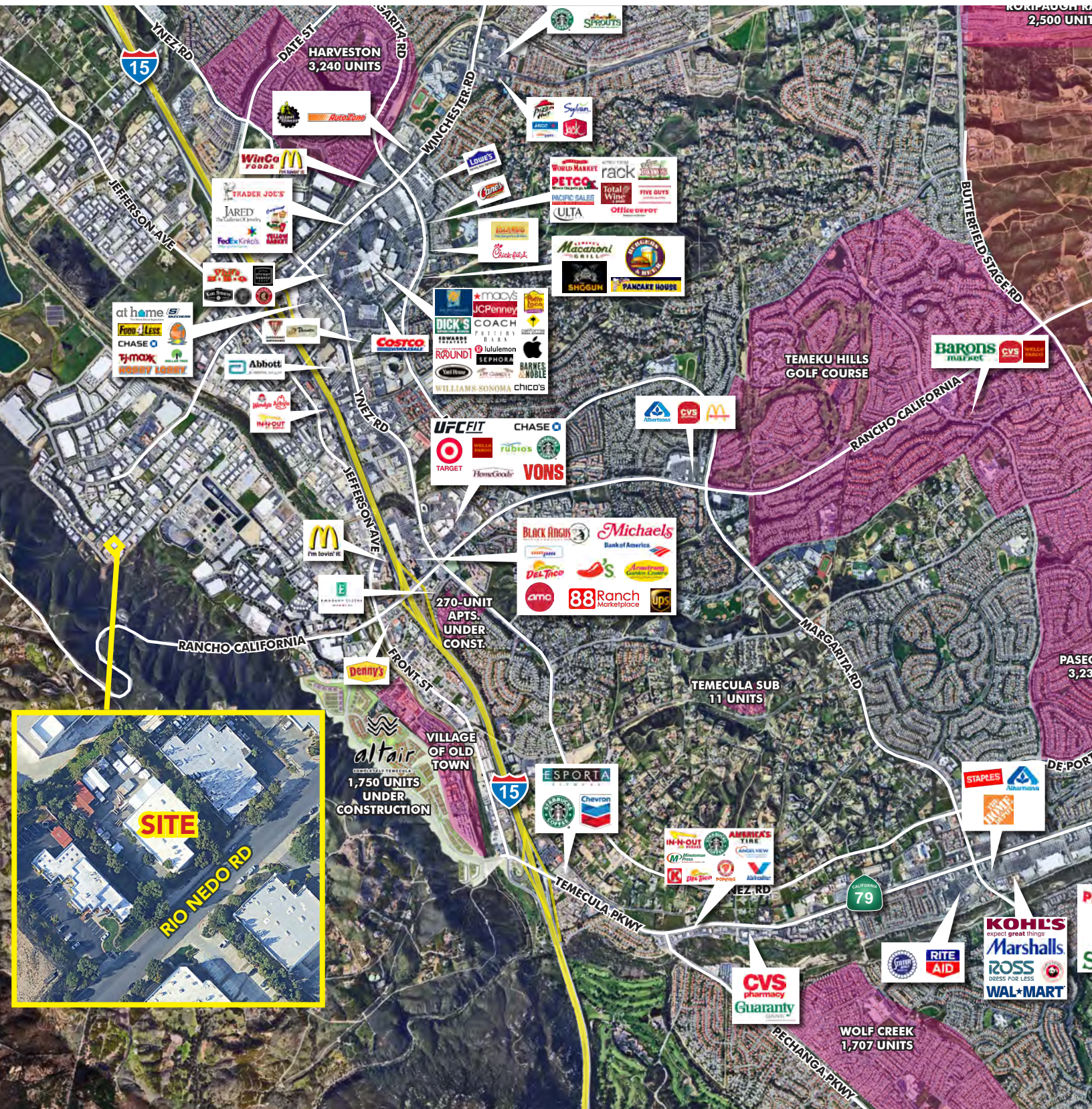


JIM NADAL, ccim • 951.445.4520 • jnadal@leetemecula.com • DRE #01040679

FOR SALE

±12,149 SF FREESTANDING INDUSTRIAL BUILDING WITH YARD

42660 RIO NEDO - TEMECULA, CA



JIM NADAL, ccim • 951.445.4520 • jnadal@leetemecula.com • DRE #01040679