

FOR SUBLEASE

FLEX / INDUSTRIAL SPACE



HIGHLANDS BUSINESS CENTER
40880 COUNTY CENTER DRIVE | TEMECULA

PROPERTY HIGHLIGHTS

- 40880 County Center Drive is conveniently located within Highlands Business Center in Temecula, California and offers highly improved Flex / R&D / Industrial space.
- Flexible floor plans with build-outs include: reception, multiple offices, conference room, open work area, coffee bar, restroom and warehouse.
- The project offers 14' clear height, 10' rear loading roll-up doors, prominent building signage and covered parking.
- Zoned Light Industrial (LI), City of Temecula allows for many office and industrial uses.
- High speed data transfer available via fiber optics communication network.
- Abundant parking at a ratio of 4 per 1,000 RSF.

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AVAILABILITY

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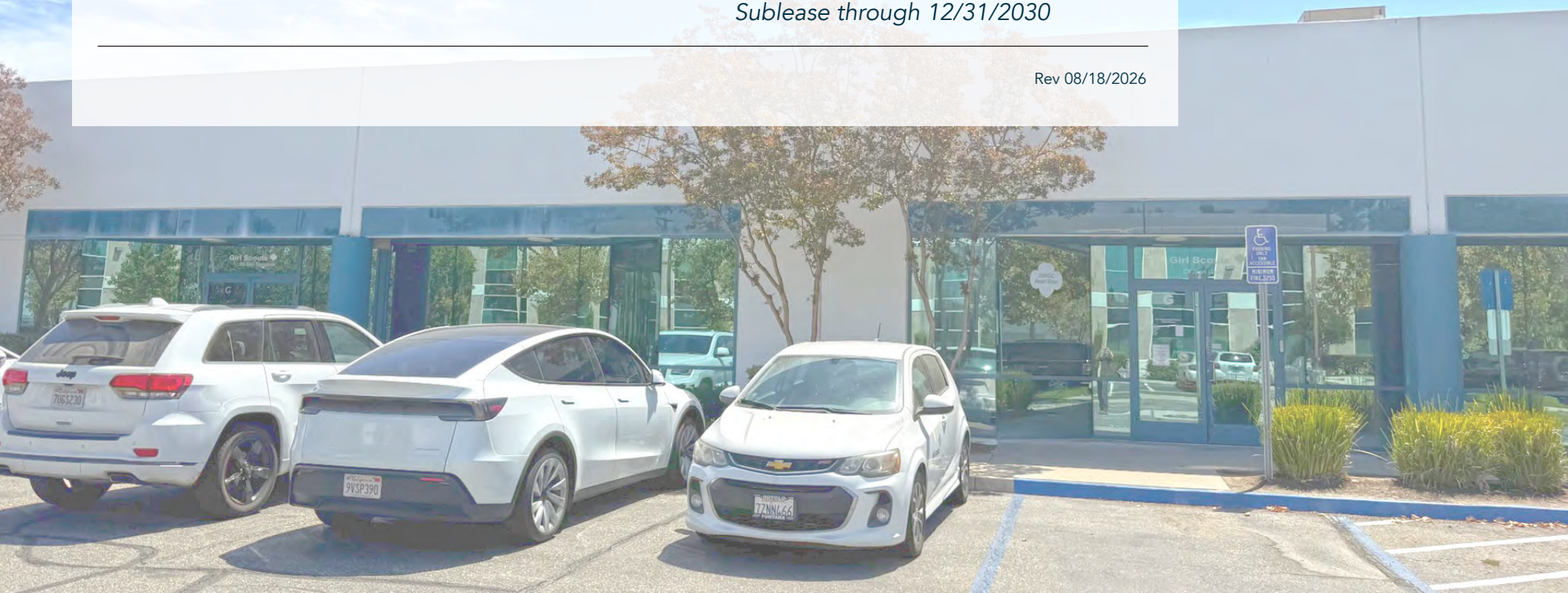
SUITE G

10,299 RSF

\$1.75 PSF MG

Fully Turn Key Office Space with
Small Warehouse Component
Sublease through 12/31/2030

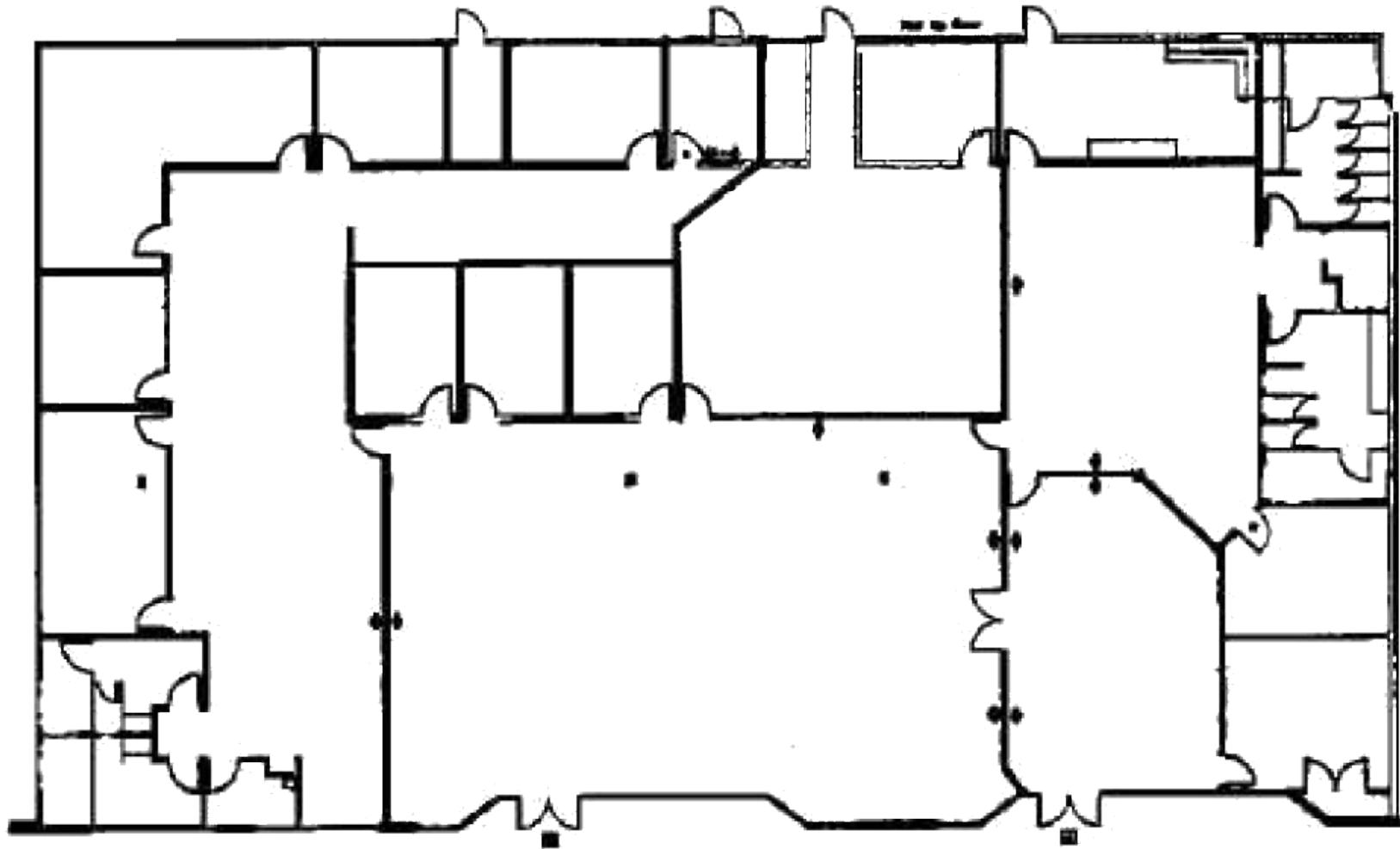
Rev 08/18/2026



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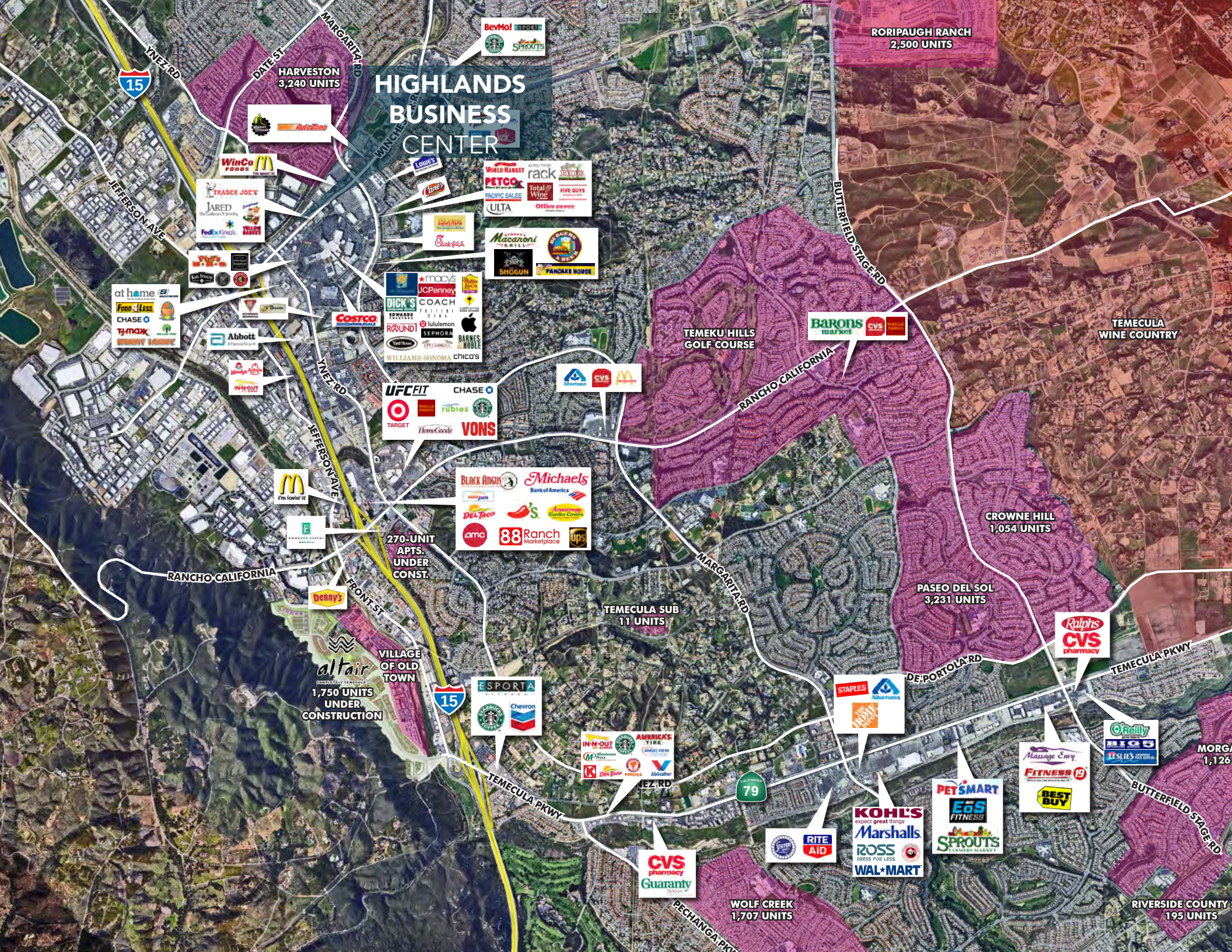
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CENTRAL LOCATION

- Premier location within 1/2 mile of I-15 access at Winchester Road and closest on/off ramp to I-15 / I-215 interchange.
- The Old Town Temecula is two miles away and offers number of dining, shopping, entertainment and retail options.
- The City of Temecula is one of the fastest growing and centrally located business districts on the West Coast.
- Cost-effective and business friendly environment provides access to a highly skilled labor force and high-quality of living.





HIGHLANDS BUSINESS CENTER

HARVESTON
3,240 UNITS

RORIPAUGH RANCH
2,500 UNITS

TEMEKU HILLS GOLF COURSE

TEMECULA WINE COUNTRY

CROWNE HILL
1,054 UNITS

PASEO DEL SOL
3,231 UNITS

TEMECULA SUB
11 UNITS

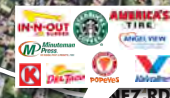
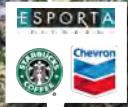
altair
1,750 UNITS
UNDER CONSTRUCTION

VILLAGE OF OLD TOWN

MORAGA
1,126

RIVERSIDE COUNTY
195 UNITS

WOLF CREEK
1,707 UNITS





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