

# FOR SALE OR LEASE

±47,500 SF INDUSTRIAL BUILDING

**36580 PENFIELD LANE**

WINCHESTER, CA 92596



## DANIEL GLAZER

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
ONTARIO

CORPORATE ID #00976995

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# FOR SALE OR LEASE

±47,500 SF AVAILABLE

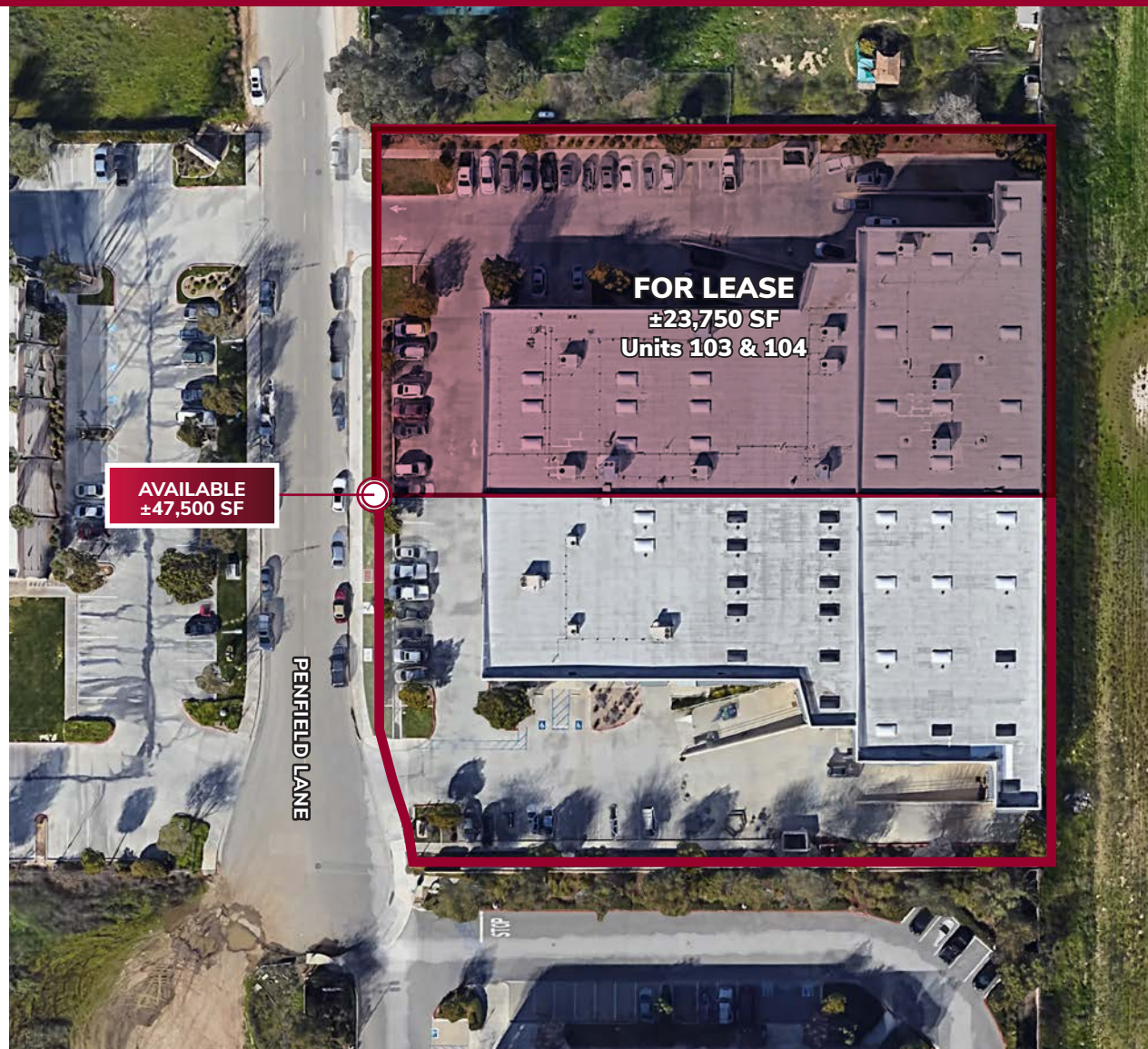
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## SALE HIGHLIGHTS

- ±47,500 Square Foot Building Available
- Occupy the Entire Building or Lease Units 103 & 104

## LEASE HIGHLIGHTS

- ±23,750 Square Feet Available
- Units 103 & 104
- ±3,876 Square Feet of Office Space
- Two (2) Dock High Doors (10'x14')
- 21' Clearance Height
- Fire Sprinklered
- 1,200 Amps, 120/208 Volts (verify)
- Partially Air Conditioned Warehouse
- Parking Ratio 1.26/1,000 SF
- Ability to Fence Yard Area



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FOR MORE INFORMATION

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