

# FOR SALE

±15,895 SF AVAILABLE

## 42601 AVENIDA ALVARADO

Temecula, CA 92590

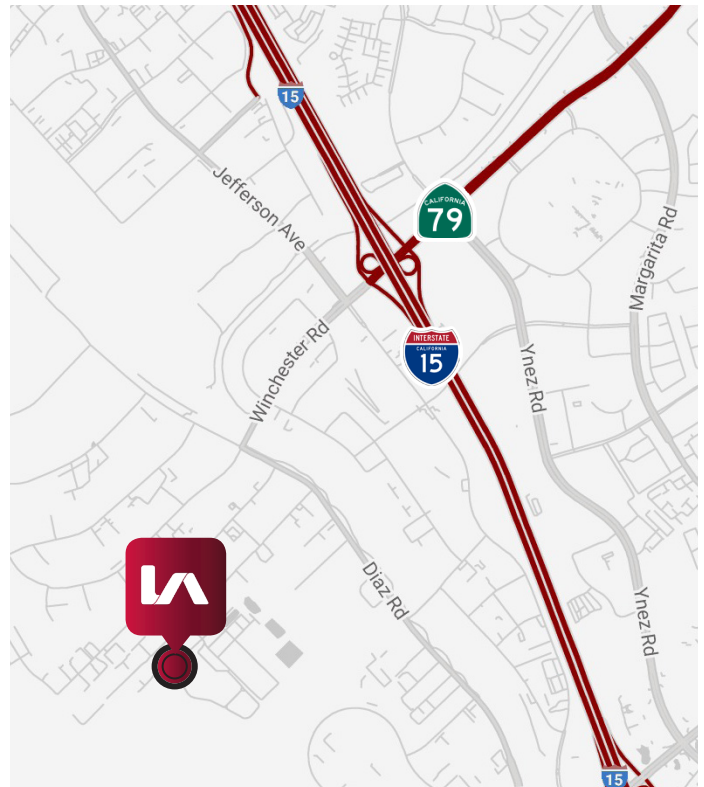
**BUILT IN 2022  
DOCK HIGH LOADING  
SECURED YARD AREA**

**\$275 PSF  
ASKING PRICE**

### PROPERTY FEATURES

- ±15,895 SF Freestanding Industrial Building
- ±1,501 SF of Office Space
- 800 Amps, 277/480 Volts
- One (1) Ground Level Loading Door (12'x15')
- One (1) Dock High Loading Door (9'x10')
- 20' Minimum Warehouse Clear Height
- ESFR Sprinkler System
- Secured Fenced Yard
- Large Approximate ±46,609 SF Lot
- APN: 909-290-068
- MS Mountain View Business Park
- Like New, Built in 2022
- Do Not Disturb Occupant, Moving to Larger Facility
- Close Proximity to the I-15 Freeway

### LOCATION MAP



**BARRET WOODS**  
D (714) 515-2057  
bwoods@lee-assoc.com  
DRE #01355354

**TODD LAUNCHBAUGH**  
D (909) 373-2911  
tlaunchbaugh@lee-assoc.com  
DRE #01059250

**TRENT HOWLAND**  
D 909.373.2716  
thowland@lee-assoc.com  
DRE # 02097834

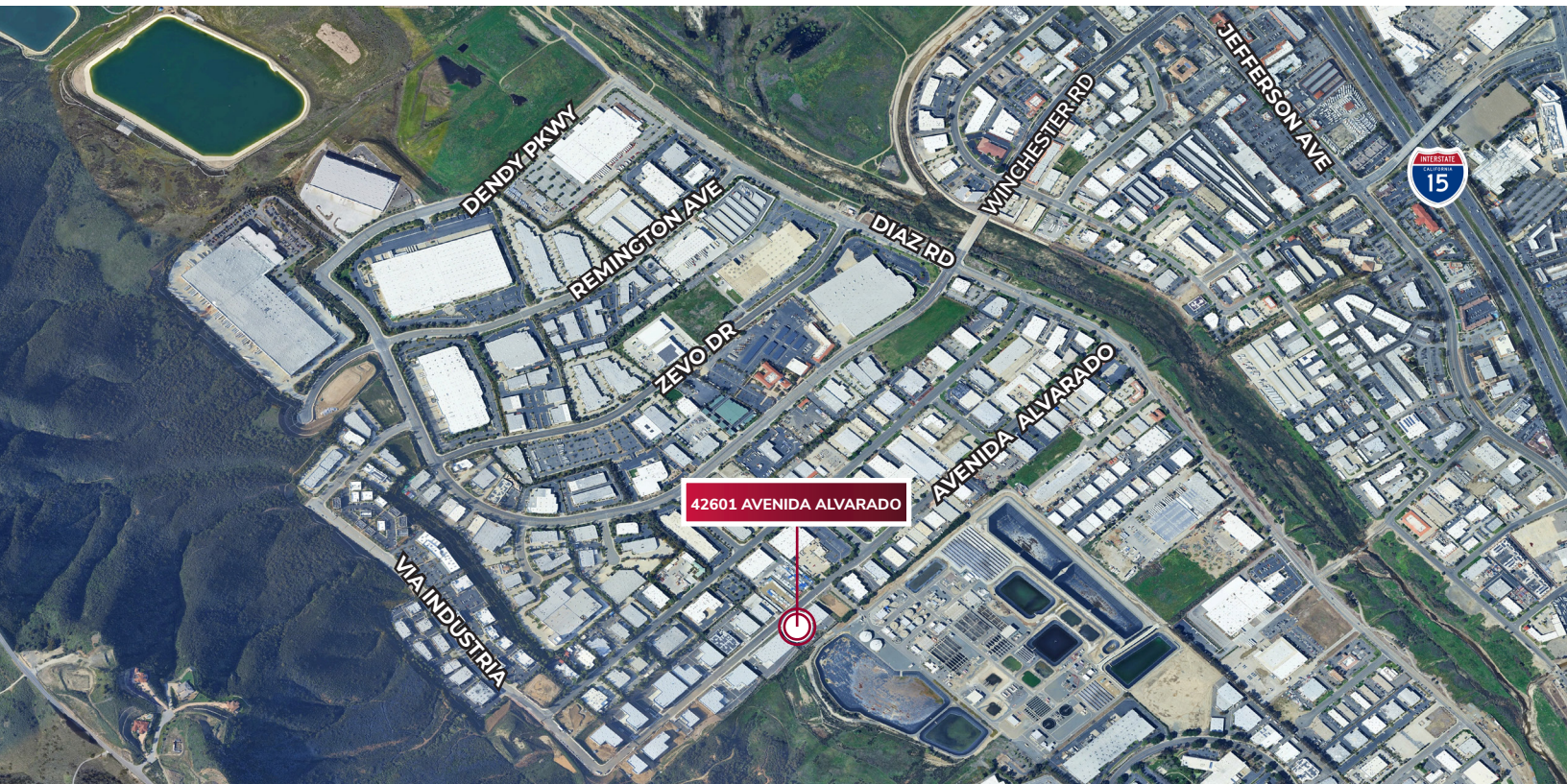
LEE & ASSOCIATES - ONTARIO  
3535 Inland Empire Boulevard  
Ontario, CA 91764  
(909) 989-7771

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COMMERCIAL REAL ESTATE SERVICES



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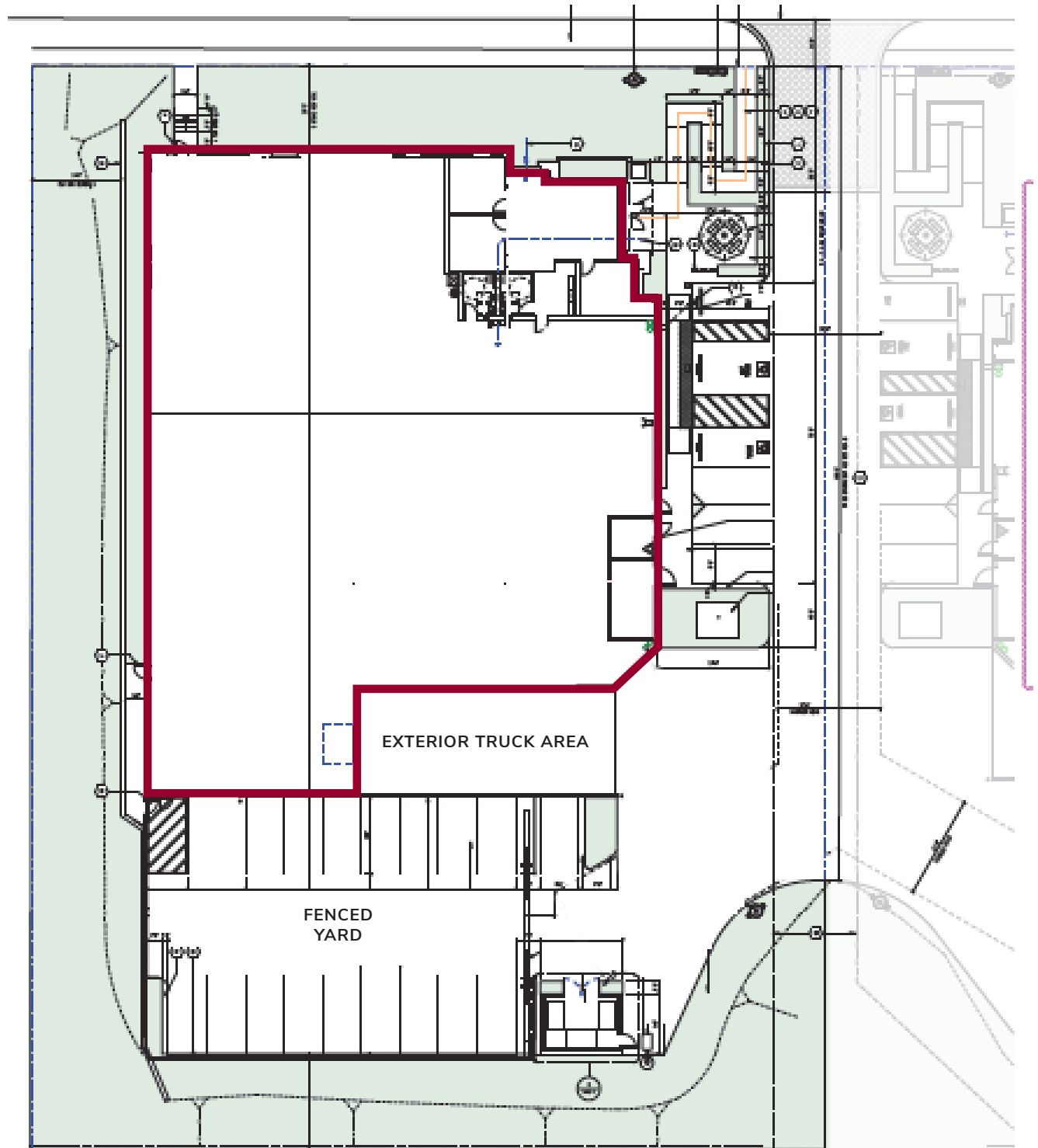
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## SITE PLAN



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