



# West Side Tech Center

## UNIT 107:

**+/-2,537 square foot flex industrial/office unit including: reception, private offices, coffee bar, private restroom, and warehouse area**

## PROJECT FEATURES:

- +/- 26' clear height,
- +/- 12' X 14' ground level loading,
- 2.75:1,000 parking ratio,
- 277/480 volt electric, 3 phase, 4 wire, expandable (verify)

## LEASE RATE:

**\$1.35/SF, MG per month plus estimated Common Area Operating Expenses of \$0.17/SF per month**

**More Information: Christopher J. Masino, SIOR  
(951) 795-4556 | [cmasino@masinoindustrial.com](mailto:cmasino@masinoindustrial.com)**

***42075 Remington Avenue / Temecula, CA 92590***



***Temecula's premier multi-tenant industrial park!***

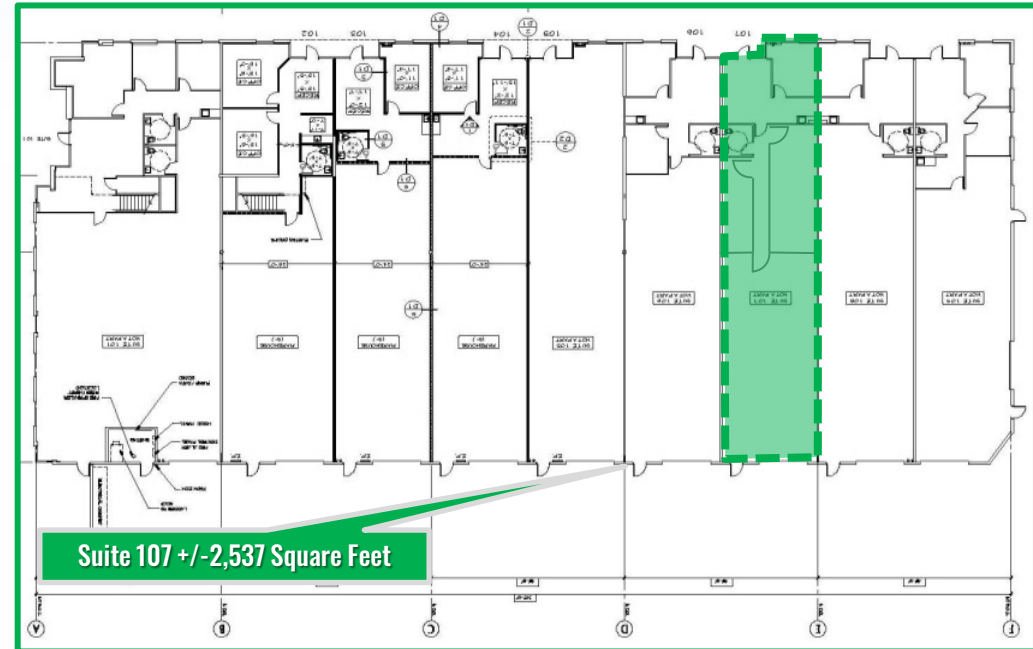
**31805 Temecula Parkway • Suite 210 • Temecula, CA 92592**

The information contained herein has been obtained from a variety of sources and Masino Industrial Consulting, Inc., its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.

# West Side Tech Center

*42075 Remington Avenue  
Temecula, CA 92590*

- Opportunity to lease a suite in Temecula's premier business park
- Close to Jefferson Avenue business corridor
- Beautiful landscaping
- Outdoor patio lunch areas
- Concrete driveways and parking
- National and regional corporate neighbors



*Building Floor Plan*

31805 Temecula Parkway • Suite 210 • Temecula, CA 92592

# West Side Tech Center

## Available Suites and Lease Rates

Available Suites: 42075 Remington Avenue

Suite	Square Feet	Suite Features	*Lease Rate/Mo.
107	2,537	Reception, Private Offices, Coffee Bar, Restroom, Warehouse , Corner Unit, Two Ground Level Loading Doors	\$3,856.24
*Modified Gross, including estimated CAM currently equal to \$0.17/SF			
Updated: 8/19/2024			



**Project Signage**



**Project Aerial View**



**Loading Area**

31805 Temecula Parkway • Suite 210 • Temecula, CA 92592

The information contained herein has been obtained from a variety of sources and Masino Industrial Consulting, Inc., its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.

# West Side Tech Center

*42075 Remington Avenue  
Temecula, CA 92590*

- Well located off the I-15 freeway at Winchester Road in Temecula, CA.
- Close to amenities including, restaurants, banking, business services, and much more
- Located in West Side Business Center



31805 Temecula Parkway • Suite 210 • Temecula, CA 92592



# Ready to Take the Next Step?

**Christopher J. Masino, SIOR**  
**951-795-4556**  
[cmasino@masinoindustrial.com](mailto:cmasino@masinoindustrial.com)

DRE License #: 01352110

**Join Our Email List:**



**SCAN ME**

**31805 Temecula Parkway • Suite 210 • Temecula, CA 92592**

The information contained herein has been obtained from a variety of sources and Masino Industrial Consulting, Inc., its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.