



## 42232 Rio Nedo Road

Temecula, California 92590

### Property Highlights

- Approximately 4,326 SF of professional office space
- Include private offices, open work area and conference room
- reception area with natural lighting and modern finishes
- HVAC-controlled environment with updated electrical
- Ideal for administrative for light industrial use

### Property Overview

Prime location in Temecula's established industrial corridor. Easy Access to I-15 via Winchester Road and Jefferson Ave. Situated in the thriving Temecula Valley Business District. Ample Parking and wide access roads for commercial Traffic.

### Offering Summary

<b>Lease Rate:</b>	\$1.40 SF/month (Full Service)
<b>Building Size:</b>	4,326 SF
<b>Available SF:</b>	4,326 SF
<b>Lot Size:</b>	1.21 Acres

Spaces	Lease Rate	Space Size
42232 Rio Nedo Rd	\$1.40 SF/month	4,326 SF

### For More Information

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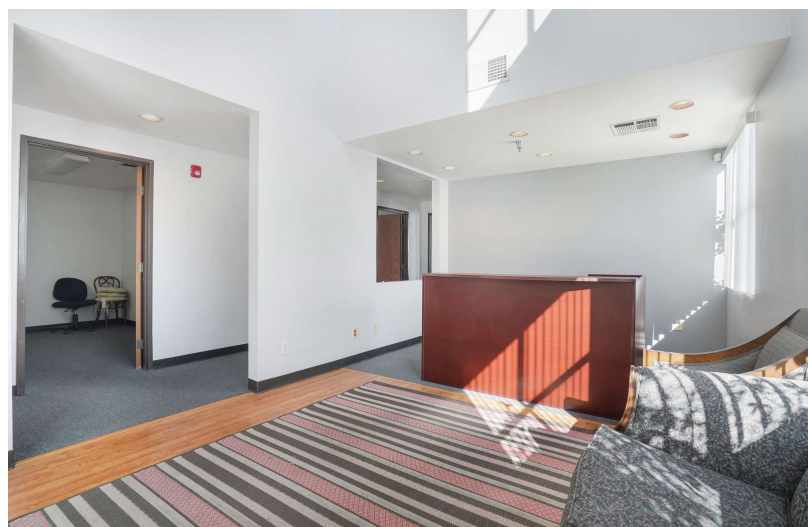
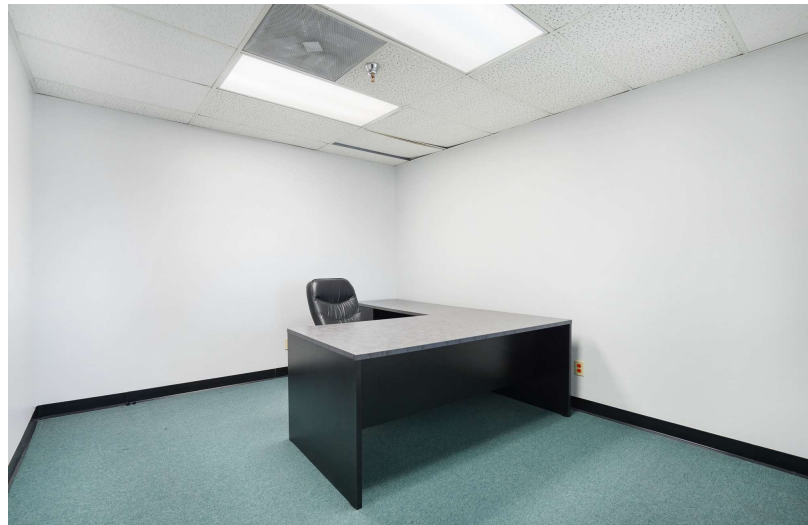
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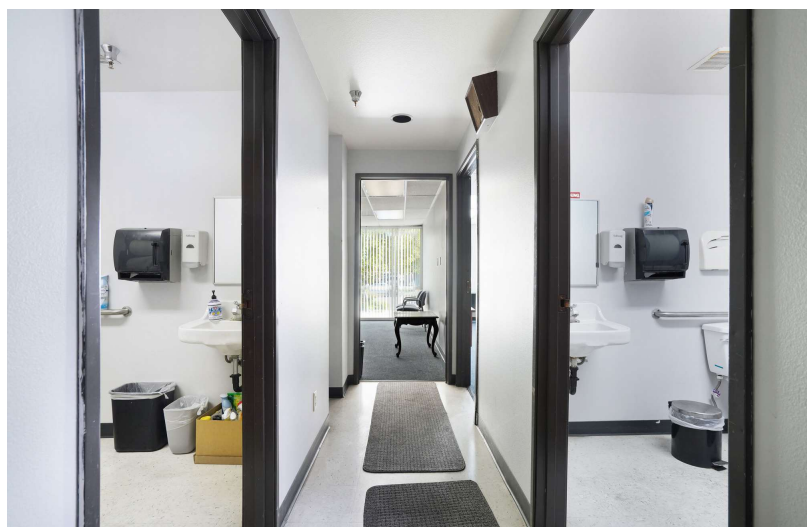
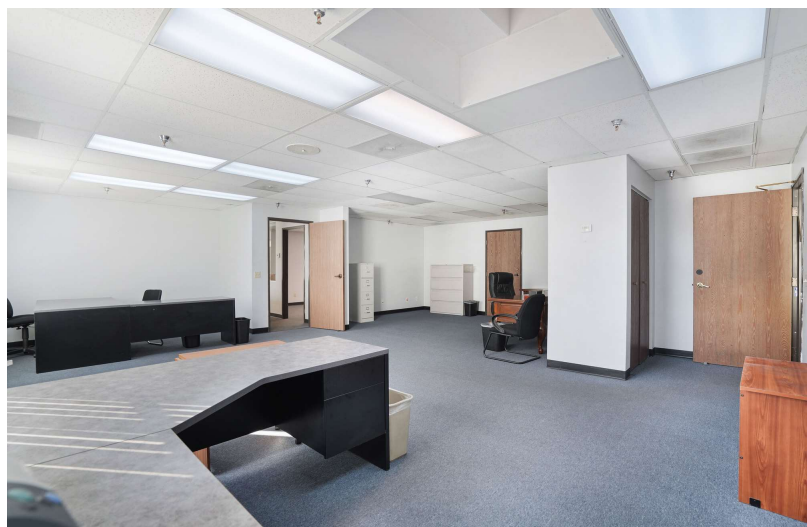
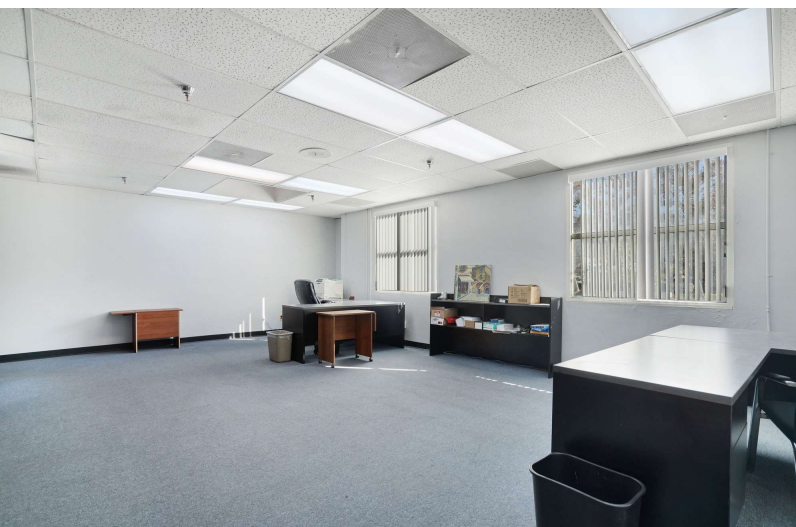
For Lease  
4,326 SF | \$1.40 SF/month  
Industrial Space



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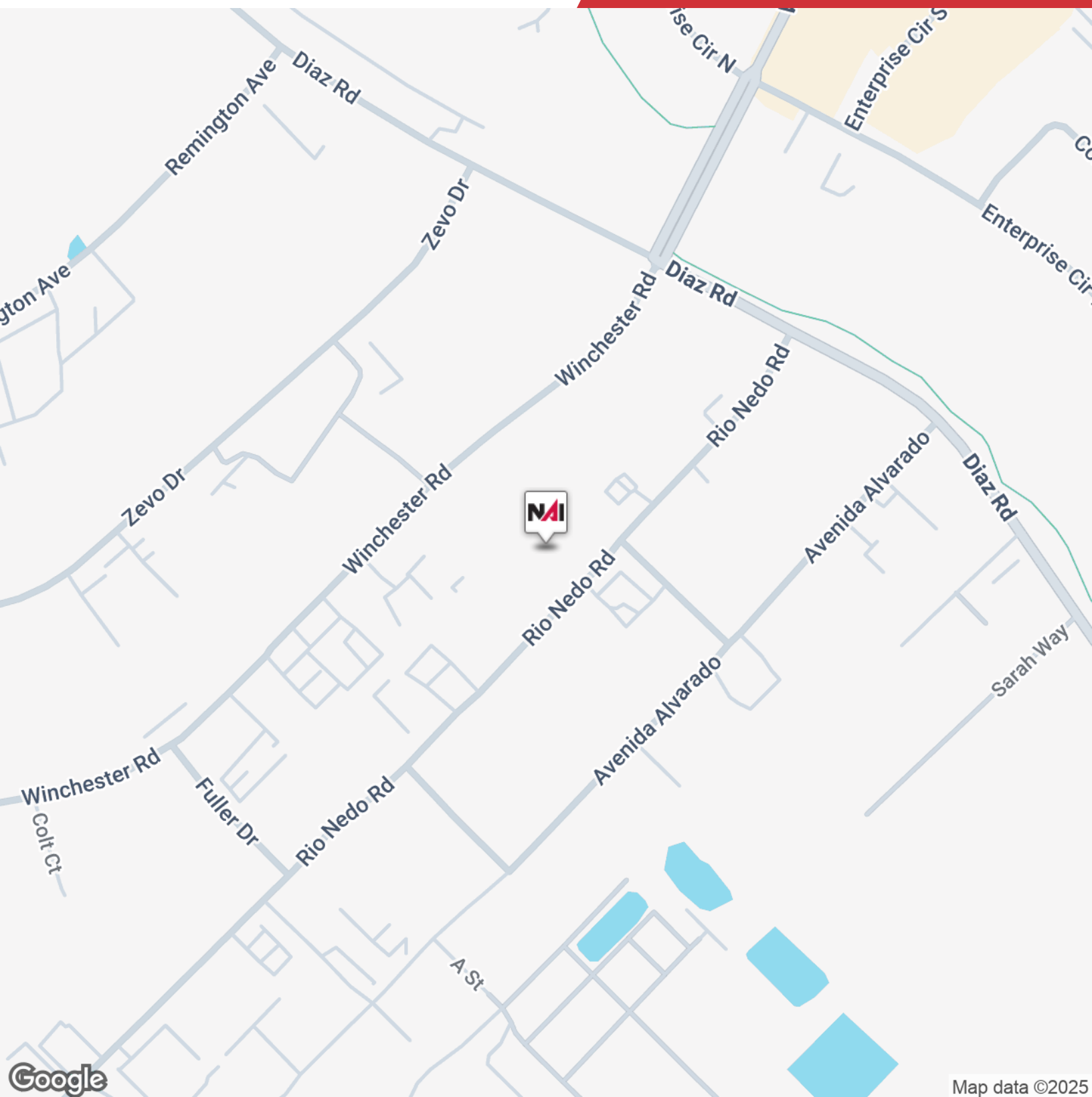




For Lease

4,326 SF | \$1.40 SF/month

Industrial Space

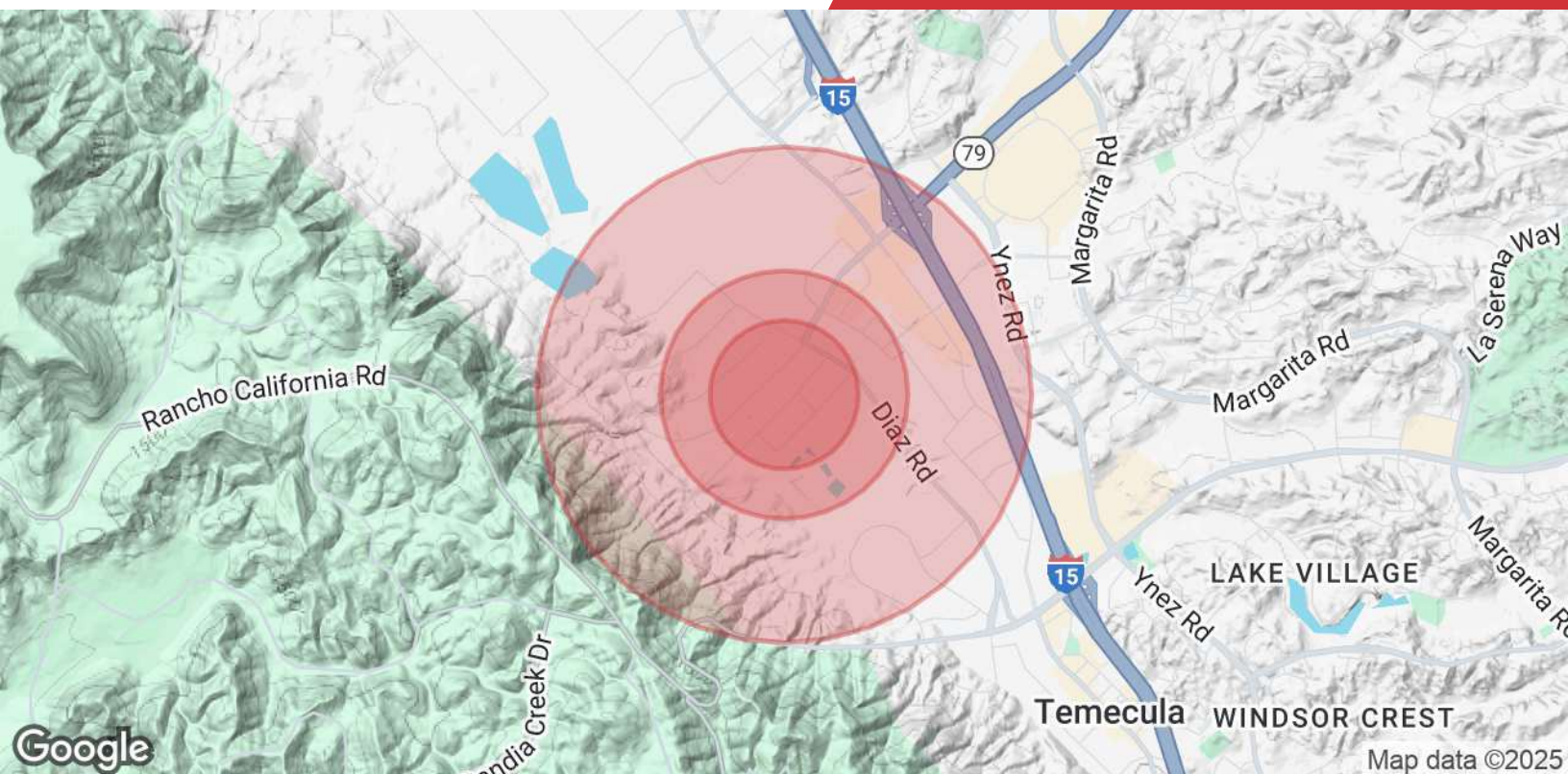


Map data ©2025

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	14	22	259
Average Age	45	45	42
Average Age (Male)	45	45	42
Average Age (Female)	45	45	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	5	8	93
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$201,841	\$201,841	\$181,016
Average House Value	\$1,168,304	\$1,168,304	\$1,060,760

Demographics data derived from AlphaMap