



FOR LEASE: Multi-Tenant Industrial

42015 Remington Avenue, Temecula, CA 92590

Property Information

**42015 Remington Avenue
Temecula, CA 92590**

Suite 107:

- +/- 3,948 square feet of professional office/warehouse space including: reception, private office, coffee bar, and restroom
- +/- 12' X 14' ground level loading doors
- Corner unit
- Professionally managed, excellent visibility
- +/- 26' clear height, skylights
- 277/480 volt electric, 3 phase, 4 wire, expandable
- **Lease Rate: \$1.40/SF, MG per month plus Common Area Operating Expenses, currently \$0.19/SF per month**



**More Information: Christopher J. Masino, SIOR
(951) 795-4556**

Temecula's premier multi-tenant industrial park!

41707 Winchester Rd | Suite 300 | Temecula | CA | 92590

The information contained herein has been obtained from a variety of sources and Masino Commercial, 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.



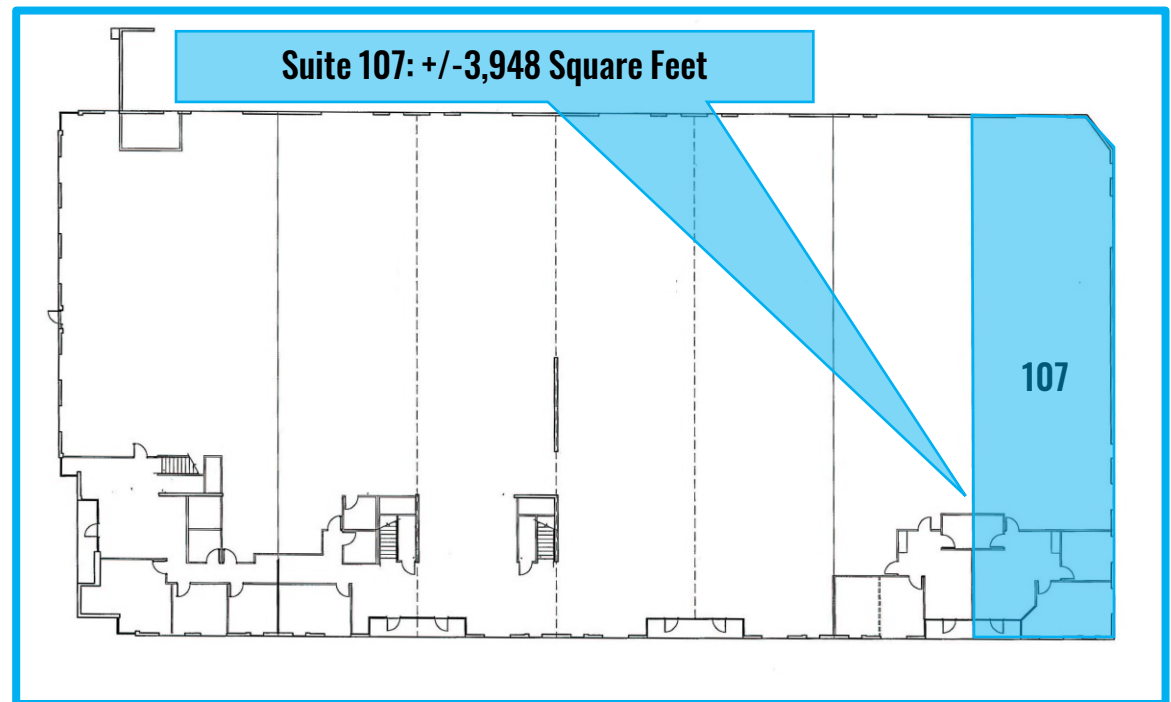
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Floor Plan: Suite 106

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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**



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Pricing Matrix

Available Suites: 42015 Remington Avenue

Suite	Square Feet	Suite Features	*Lease Rate/Mo.
107	3,948	Reception, Private Office, Conference Room, Coffee Bar, Warehouse	\$6,277.32

**Modified Gross, including estimated CAM currently equal to \$0.19/SF*

Update: 2/20/2025



Typical Warehouse



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Selected Images



West Side Business Center Location



Project Site Plan

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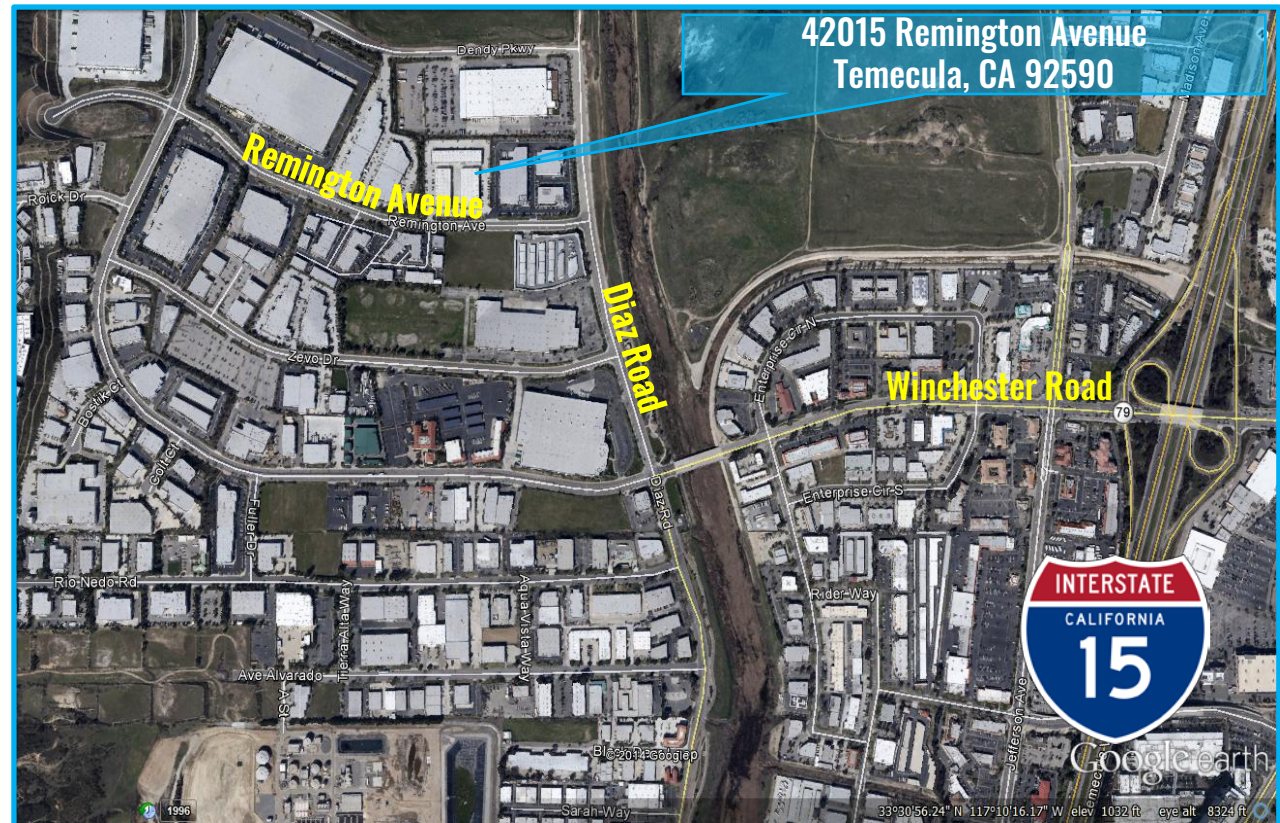
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Local Area Map

42015 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



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THE NEXT STEP?**

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