

**FOR LEASE W/ OPTION TO PURCHASE**

# ±160,561 SF WAREHOUSE/INDUSTRIAL BUILDING

**43195 BUSINESS PARK DR, TEMECULA CA**



**Heavy Power • Private Fenced Yard**  
**• 8 Dock Doors • ±15,000 SF Office**  
**• ±15,000 SF HVAC MFG**

 **Scan or Click to View Video**



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# PROPERTY SUMMARY

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Address 43195 Business Park Drive  
Temecula, CA 92590

**NEW ROOF WITH 20 YEAR WARRANTY & NEW HVAC**

APN 921-020-072

Building SF ± 160,561

Office SF / Production

- 1st floor ±15,500 SF HVAC Production Area
- 2nd floor ±15,500 SF Corporate Image Office with ample use of glass

Warehouse SF ± 129,561

Year Built 1991 / Reconditioned 2024

Zoning Light Industrial [HYPERLINK TO ZONING ALLOWED USES](#)

Lot Size (AC) 11.47 AC (± 32% FAR)

# Docks 8

# GL Doors 2

# Parking Spots 246

Clear Height ± 24' - 25' (some portions of warehouse area at 20')

Fenced Yard Large Secured Fenced Yard Area (See attached)

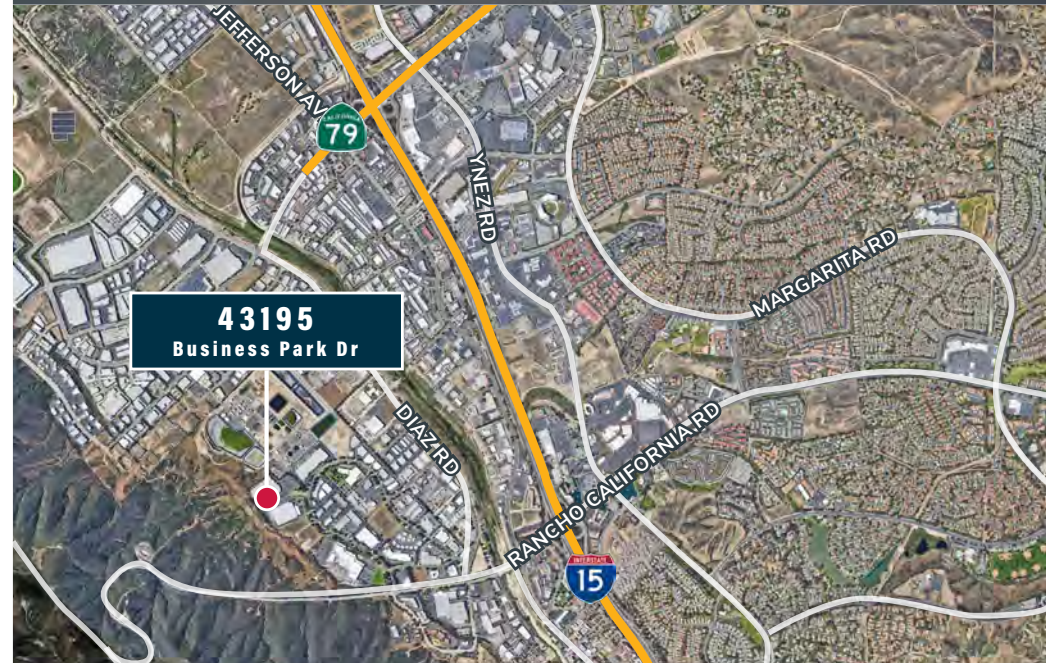
Excess Fenced Yard ±52,000 SF

Sprinklers Upgraded to high hazard commodity in 2012 (CMSA)

Heavy Power 4,000a @ 480v

Distance to Mjr Hwy's 3 min to I-15, 7 min to 79N Fwy, 8 min to 79S Fwy

Asking Rate **Withheld**



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# SITE PLAN

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not to scale

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# EDC PARTNERSHIP INCENTIVES

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## The Office of Foreign Trade [HYPERLINK](#)

(OFT) assists business owners, corporate officers, investors, and entrepreneurs with export and import assistance with the objective of creating new jobs and investment within the county. The OFT serves as your link to developing and existing markets overseas, including our United States Export Assistance Centers, Foreign Agricultural Services, United States Chambers of Commerce operating abroad, United States Commercial Service, Foreign Trade Offices, and investors from other nations interested in establishing a business location in the County of Riverside.

This office also exists to promote the use of the North American Free Trade Agreement, Central American Free Trade Agreement, and existing trade agreements or treaties. These treaties open markets for goods and products produced within the County of Riverside that are manufactured, or grown in Riverside County. OFT is strategically placed within the Economic Development Agency to have direct access to the vast resources, support, and assistance from its team of highly dedicated professionals within the agency.

## San Diego Foreign Trade Zone [HYPERLINK](#)

The City of Temecula is a part of San Diego's Foreign Trade Zone. Foreign Trade Zones (FTZs) provide special customs procedures to United States plants that are engaged in international trade activities. Manufacturers located within FTZs do not have to pay import duties on goods brought to the zones unless they have been exported to the U.S. They also do not have to pay import taxes on the increased value of goods that is added by labor in the U.S. Therefore, these FTZs have the potential to save companies millions of dollars each year because of the reduced fees, taxes, and tariffs on goods that are brought into the United States.

• **California Competes Tax Credit:** The California Competes Tax Credit is an income tax credit available to businesses who want to relocate, stay, or grow in California. Our team provides no-cost consultations to see if your business qualifies. [HYPERLINK](#)

• **Advanced Transportation and Manufacturing Sales and Use Tax Exemption:** The California Alternative Energy and Advanced Transportation Financing Authority (CAEATFA) offers a full sales and use tax exclusion to manufacturers that promote alternative energy and advanced transportation. [HYPERLINK](#)

• **Research & Development Tax Credit:** A business may qualify for an income tax credit if it paid for or incurred qualified research expenses while conducting qualified research activity in California. Qualified research expenses include wages, supplies, and contract research costs. [HYPERLINK](#)

• **ZEV Funding Opportunities:** California and local governments offer a variety of incentives, financing options, and grants to help property owners, businesses, and California residents transition to zero-emission vehicles (ZEVs) and install ZEV infrastructure with a skilled workforce. Click below for a list of funding resources that can help. [HYPERLINK](#)

• **Economic Development Rate Program:** This program gives special utility discounts for businesses that require high-energy loads to operate or continue operation in California. [HYPERLINK](#)

• **Workforce Training Funds:** Through on the Job Training Programs (OJT) and the Employment Training Panel, businesses are able to utilize a variety of hiring and tax incentive programs. These programs can assist a business in hiring new employees or enhancing the skills of their current workforce. [HYPERLINK](#)

# INTERIOR PHOTOS

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# OVERHEAD AERIAL

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# FLOOR PLANS

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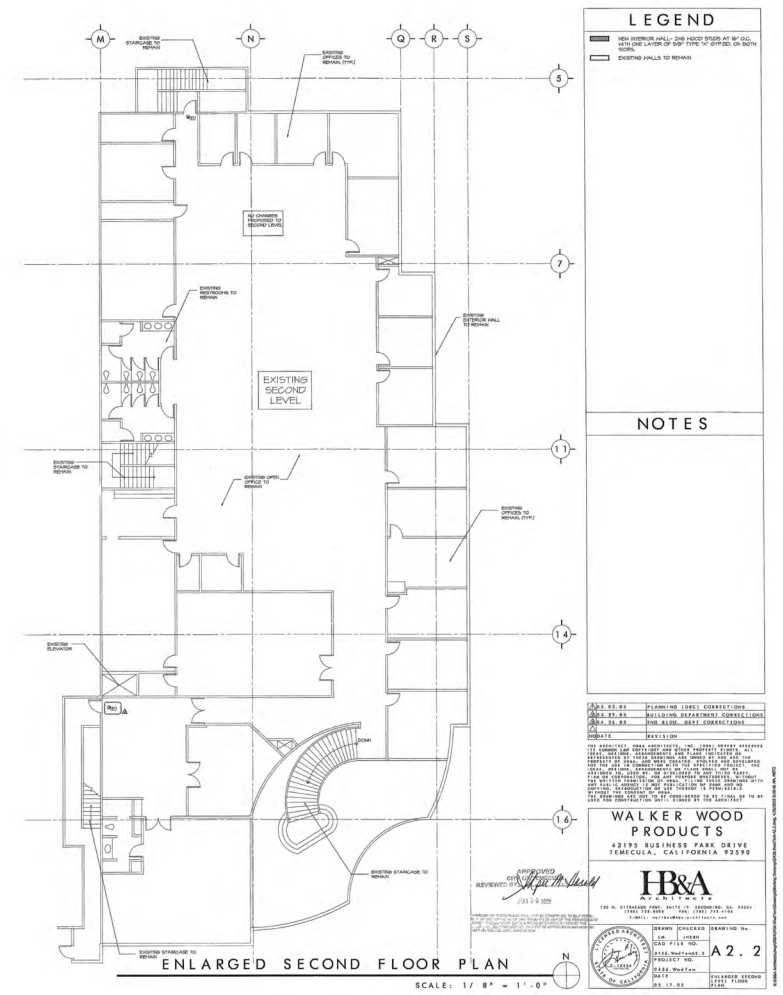
## FIRST FLOOR DEMO PLAN

First Floor ±15,500 SF Drop Ceiling  
HVAC Production Area



## SECOND FLOOR OFFICE AREA

2nd Floor ±15,500 SF  
Office Plan



Floor plans not drawn to scale. Subject to full review.

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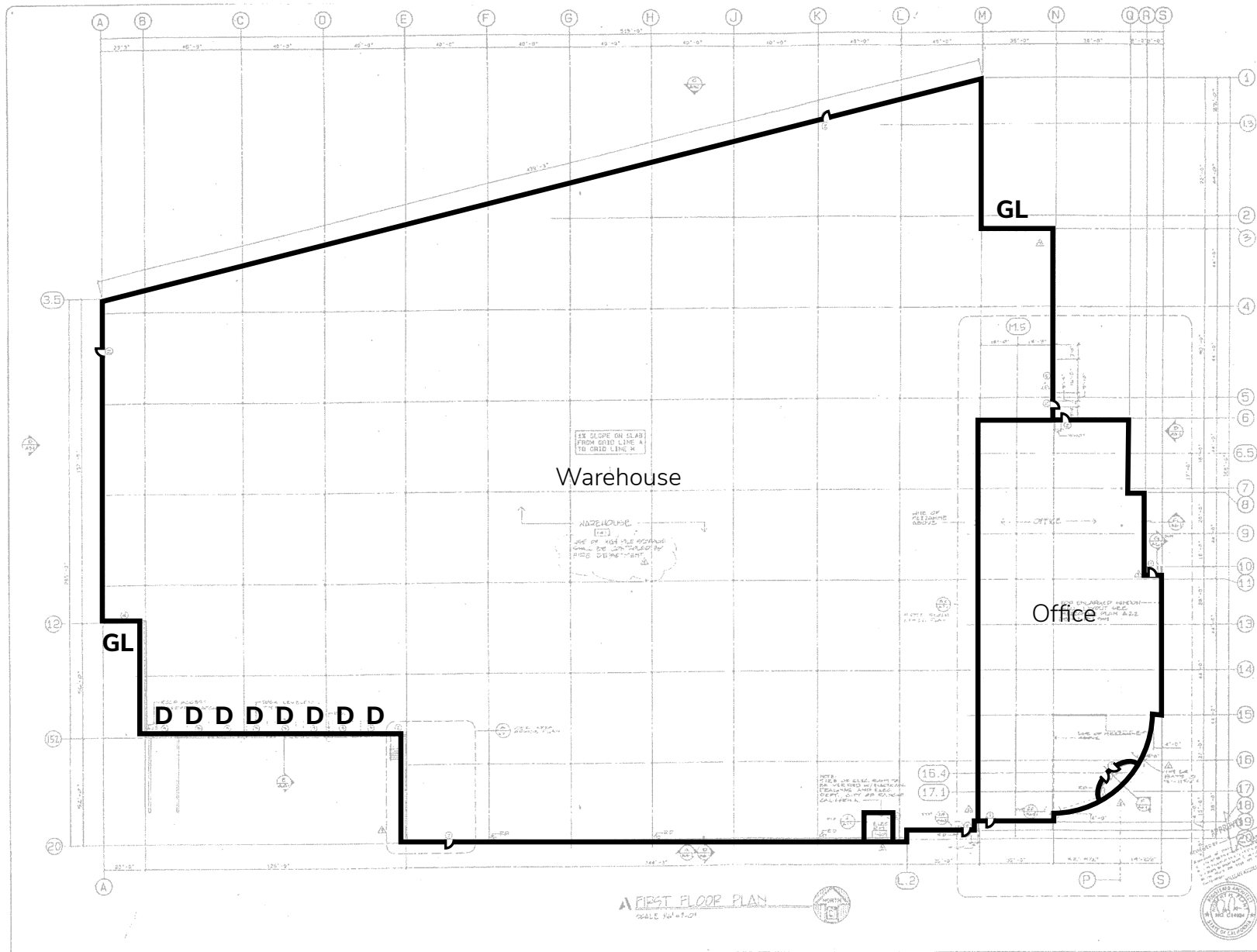
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# FLOOR PLAN

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# AERIAL FACING NORTHWEST

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# AERIAL FACING SOUTHWEST

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# MAY 2024 PHOTOS

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# DEMOGRAPHICS & MARKET CONDITIONS

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## DEMOGRAPHICS

### POPULATION



1 Mile 3 Miles 5 Miles  
666 39,918 149,588

### EST. HOUSEHOLDS



1 Mile 3 Miles 5 Miles  
241 14,382 49,927

### AVG. HH INCOME



1 Mile 3 Miles 5 Miles  
\$179,606 \$128,038 \$138,542

### TOTAL EMPLOYEES



1 Mile 3 Miles 5 Miles  
13,033 38,452 63,924

### MEDIAN AGE



1 Mile 3 Miles 5 Miles  
40.4 35.4 36.1

### TRAFFIC COUNTS



Rancho California Rd 7,927 CPD  
Diaz Rd 15,221 CPD

## MARKET CONDITIONS

### Vacancy Rates

	Current	YOY Change
Submarket 2-4 Star	3.1%	↓ -3.3%
Subject Property	0.0%	↔ 0.0%
Market Overall	3.9%	↑ 2.6%

### Market Rent Per Area

	Current	YOY Change
Submarket 2-4 Star	\$1.34/SF	↑ 9.4%
Subject Property	\$1.15/SF	↑ 7.8%
Market Overall	\$1.16/SF	↑ 10.5%

### Submarket Leasing Activity

	Current	YOY Change
Months on Market	2.0	↑ 0.2 mo
12 Mo. Leased	1,082,500 SF	↑ 63.2%

### Submarket Sales Activity

	Current	Prev Year
Market Sale Price Per Area	\$271/SF	\$255/SF
12 Mo. Sales Volume	\$197.83M	\$213.92M



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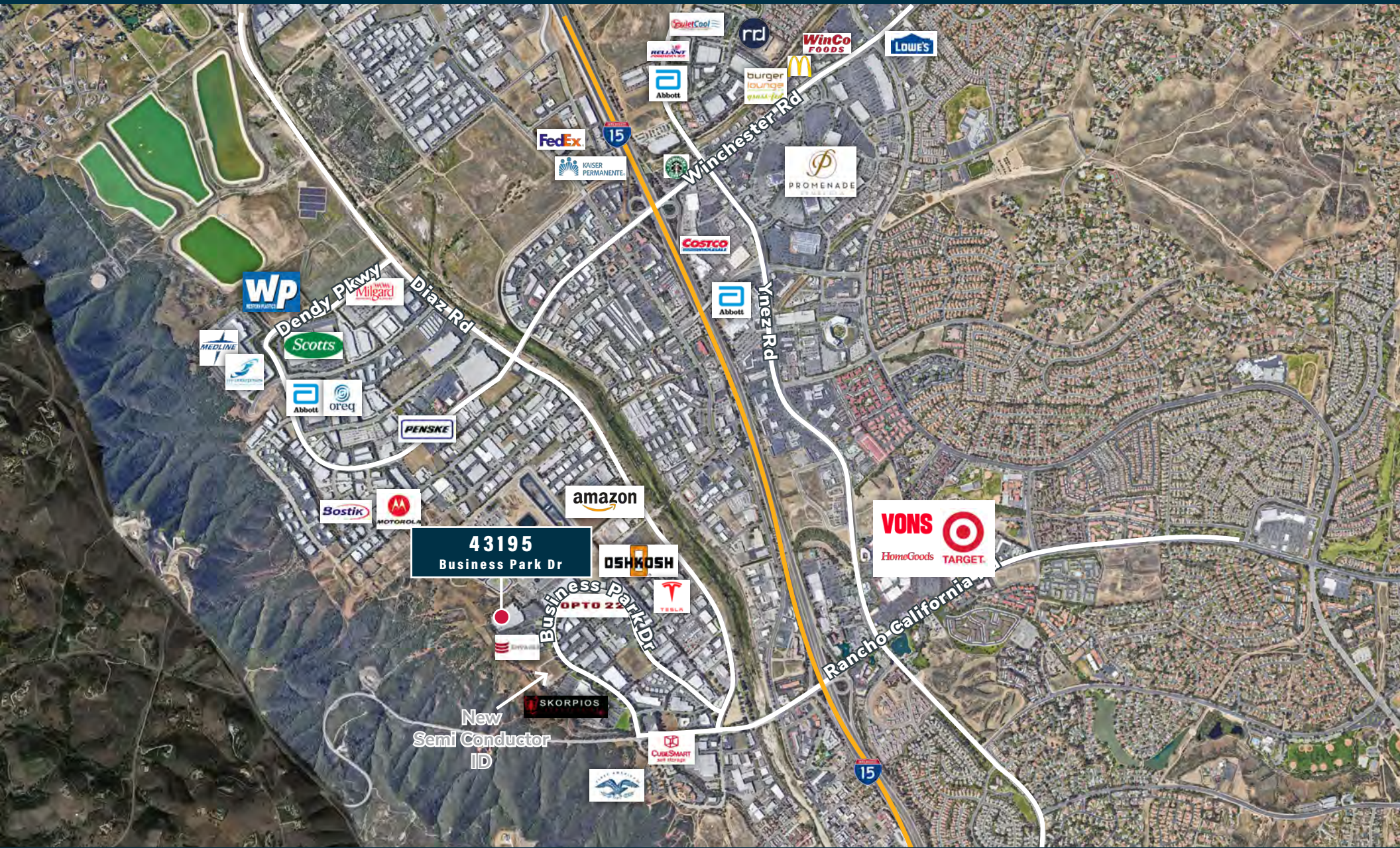


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# LOCAL TENANT MAP

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**43195**  
Business Park Dr

New  
Semi Conductor  
ID

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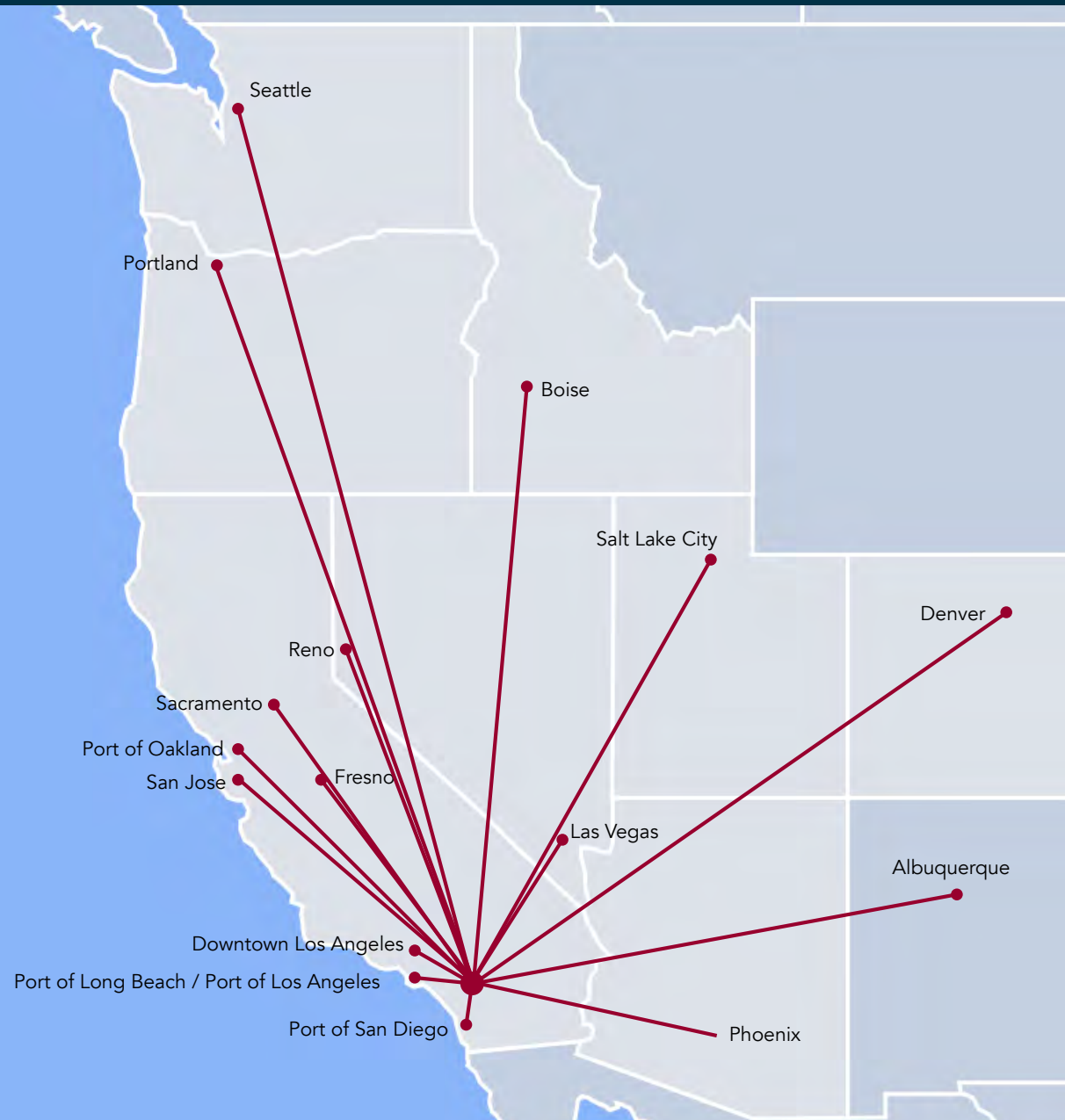
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# WESTERN STATES LOCATION MAP

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CITY	MILES
Port of San Diego	61
Port of Long Beach / Port of Los Angeles	88
Downtown Los Angeles	110
Las Vegas	274
Phoenix	362
Fresno	302
San Jose	423
Port of Oakland	454
Sacramento	488
Reno	501
Salt Lake City	692
Albuquerque	751
Boise	871
Denver	1,020
Portland	1,046
Seattle	1,219



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**CONTACT BROKERS FOR MORE INFORMATION**

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