

FOR SALE

INDUSTRIAL CONDOS RANGING FROM ±2,105 SF TO ±9,226 SF
41740 Enterprise Circle North | Temecula, CA



PROPERTY HIGHLIGHTS

- ±34,467 Sq. Ft. Multi-Tenant Light Industrial Building
- ±1.97 acre parcel
- Located just west of I-15 and 1 lot north of Winchester Rd.
- Easy I-15 access
- ±20' Warehouse Clear Height
- 12'x14' rear loading doors
- New Paint, Slurry and Landscaping (coming soon)



CHARLEY BLACK
951.445.4507
cblack@leetemecula.com
DRE #01000597

SAM ROBLES
951.445.4519
srobles@leetemecula.com
DRE #01982449

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

PROPERTY AERIAL



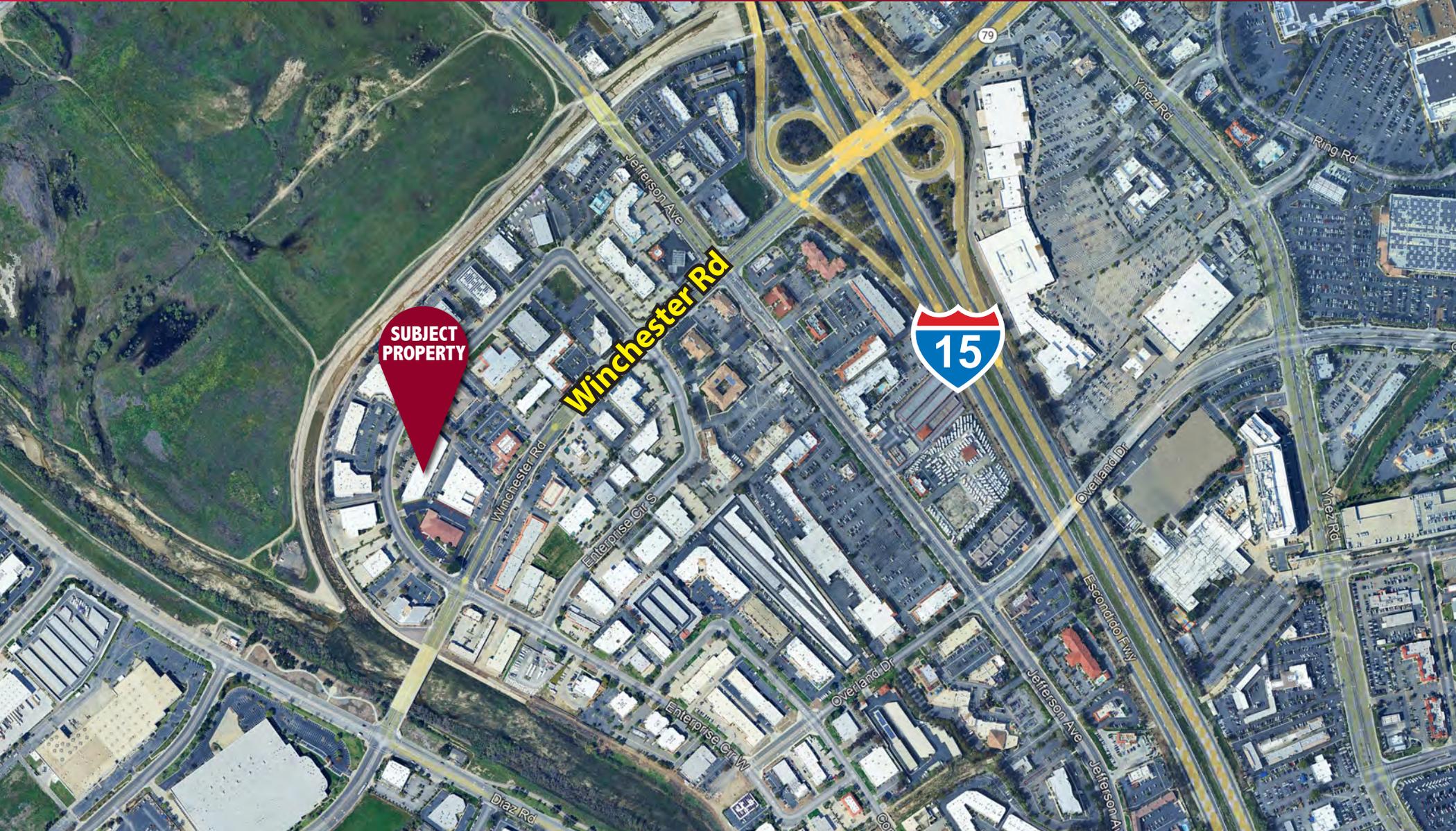
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LOCATION MAP



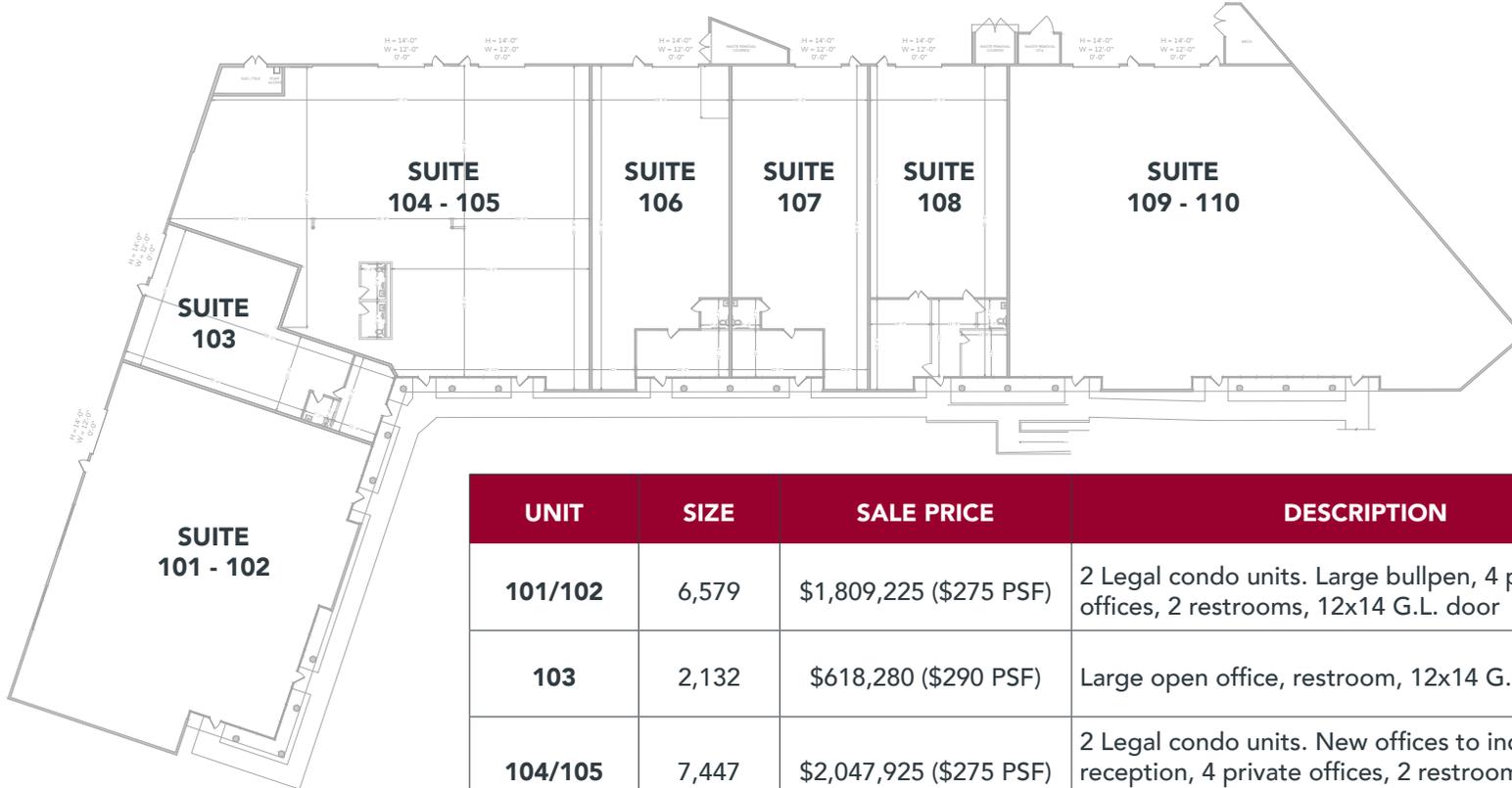
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AVAILABILITY



UNIT	SIZE	SALE PRICE	DESCRIPTION	AVAILABILITY
101/102	6,579	\$1,809,225 (\$275 PSF)	2 Legal condo units. Large bullpen, 4 private offices, 2 restrooms, 12x14 G.L. door	Vacant
103	2,132	\$618,280 (\$290 PSF)	Large open office, restroom, 12x14 G.L. door	Leased thru 2/28/27
104/105	7,447	\$2,047,925 (\$275 PSF)	2 Legal condo units. New offices to include reception, 4 private offices, 2 restrooms, (2) 12x14 G.L. doors	Vacant
106	3,110	\$886,350 (\$285 PSF)	1 office, 1 restroom, 12x14 G.L. door	Leased thru 12/31/26
107	3,080	\$877,800 (\$285 PSF)	1 office, 1 restroom, 12x14 G.L. door	Leased thru 12/31/26
108	3,101	\$883,785 (\$285 PSF)	2 offices, 1 restroom, 12x14 G.L. door	Leased thru 11/30/28
109/110	9,226	\$2,537,150 (\$275 PSF)	2 condo units occupied, (2) 12'x14' GL doors.	Leased thru 11/30/26

AMENITIES MAP



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