

WINDSOR BUSINESS PARK

43176 BUSINESS PARK DRIVE, SUITE 106, TEMECULA, CA 92590

**FLEX / INDUSTRIAL
SPACE FOR LEASE**



FOR MORE INFORMATION, PLEASE CONTACT:

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CalDRE License # 01403298



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PROPERTY HIGHLIGHTS

- \pm 1,907 SF Industrial space for lease
- Office improvements include: reception area, 1 private office and 1 restroom
- Balance of the space is warehouse with 10' x 10' rear loading roll-up door and man door
- Light Industrial (LI) Zoning
- Business Park Setting
- Close access to I-15 via Rancho California Road

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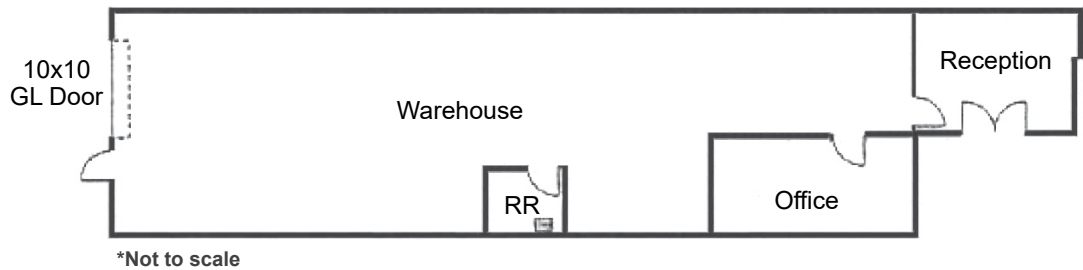
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AVAILABILITY

UNIT	UNIT SIZE	MONTHLY BASE RENT	SPACE DESCRIPTION
106	±1,907 SF	\$2,460.00 Base Rent + \$401.00 CAOFE Fee per month	Office: reception area, 1 private office and restroom Warehouse: 14-16' clear height, lighting, 10 x 10 GL rear loading roll-up door & man door

*Common Area Operating Expenses (CAOE) are currently assessed at \$0.21 SF per month for 2025 and subject to annual reconciliation and adjustment

UNIT 106 FLOOR PLAN



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