

VENTURE COMMERCE CENTER

42245 REMINGTON AVENUE, UNIT B-11, TEMECULA, CA 92590

AVAILABLE FOR SUBLEASE
±5,311 SF INDUSTRIAL CONDOMINIUM



FOR MORE INFORMATION, PLEASE CONTACT:

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CalDRE License # 01403298



**COLDWELL
BANKER
COMMERCIAL
SC**

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PROPERTY HIGHLIGHTS

- ±5,311 SF industrial condominium for Sublease
- ±4,147 SF of highly improved warehouse space and ±1,164 SF open office loft
- Highly improved warehouse provides high efficiency overhead lighting, sealed floors, insulated ceiling, 100% HVAC service, work shop with built-in cabinetry and roll up doors
- The office loft provides a large, open bull pen with built-in storage wall, entertainment center and a private office
- 1 - 10'w x 12' h grade level roll-up door
- Offered For Sublease at \$7,072.00 base rent + \$737.00 OA Fees per month
- Master lease expires June 30, 2026



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PROPERTY PHOTOS



Warehouse



Mezzanine Office



Warehouse

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SITE PLAN AND FLOOR PLAN

FLOOR PLAN

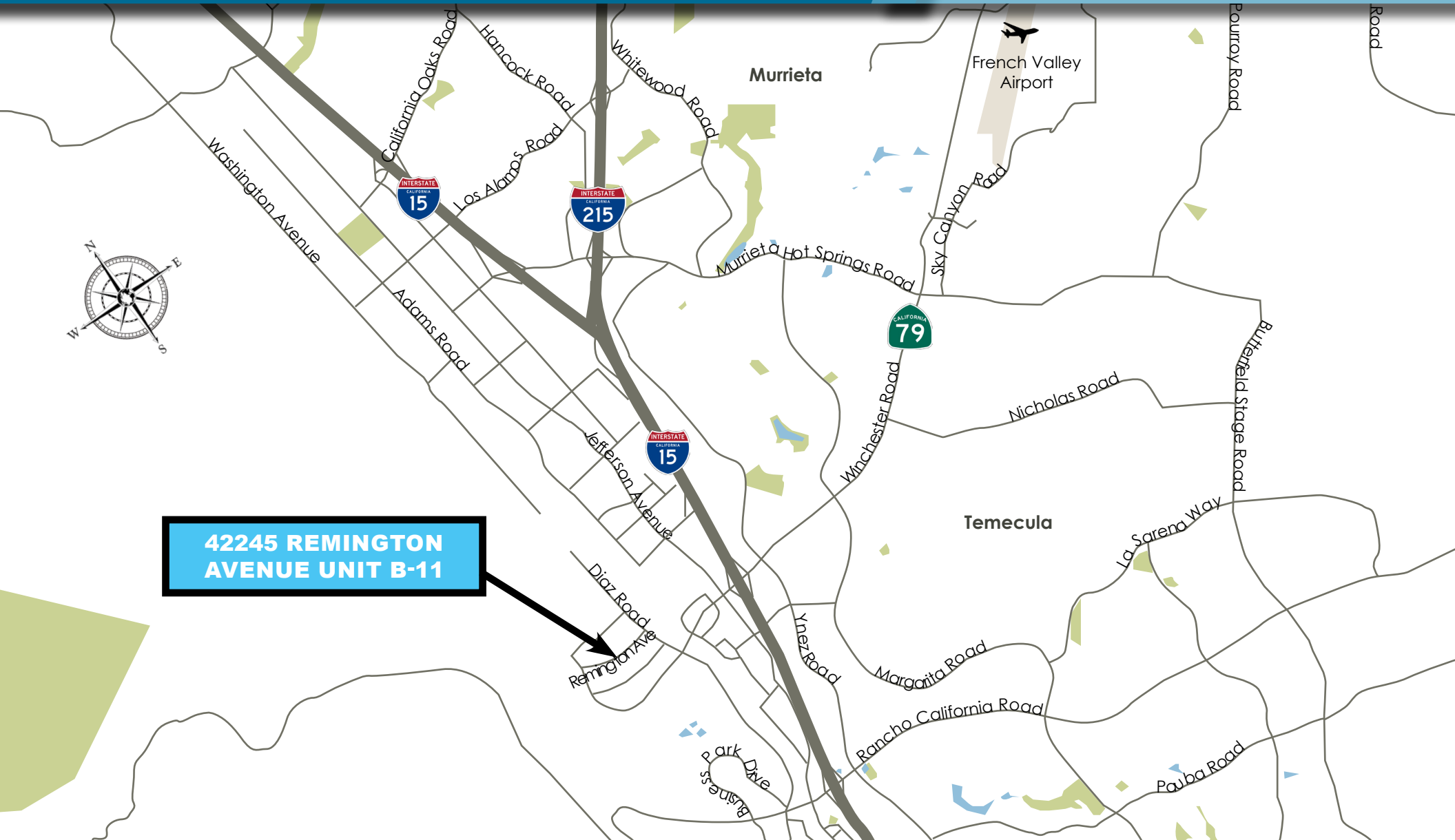


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