



Inland Empire Industrial Development Opportunity

3.95 Acres

41996 - 41948 WINCHESTER RD, TEMECULA, CA

ENTITLED LAND SITE FOR SALE

RICHARD SCHWARTZ
EVP & Senior Managing Principal
SRS Industrial
richard.schwartz@srsre.com
D: 949.868.1389
M: 714.943.1609
CA License No. 01712680

JOEY REAUME
EVP & Principal
SRS Industrial
joey.reaume@srsre.com
D: 949.506.2015
M: 626.825.2173
CA License No. 01918579

CHARLEY BLACK
Senior VP, Co-Founder
Lee & Associates
cblack@leetemecula.com
D: 951.445.4507
M: 951.326.0866
CA License No. 1000597

SAM ROBLES
Vice President
Lee & Associates
srobles@leetemecula.com
D: 951.445.4519
M: 760.845.2835
CA License No. 01982449



Entitled Land Site for Sale

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Parcel Details

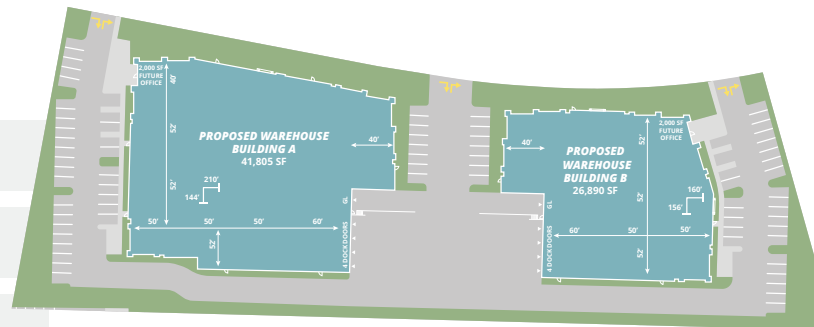
| | Address/Parcel | Acres | SF | Dimensions |
|---------------|---|---------|------------|-----------------|
| 1 | Winchester Rd APN# 909-310-002 | 0.94 | 40,946 | 211.2' x 248.4' |
| 2 | 41948 Winchester Rd APN# 909-310-003 | 1.01 | 43,995 | 220.7' x 231.7' |
| 3 | 41972 Winchester Rd APN# 909-310-004 | 1 | 43,560 | 179.5' x 259.3' |
| 4 | 41996 Winchester Rd APN# 909-310-005 | 1 | 43,560 | 162.1' x 284.3' |
| Total: | | 3.95 Ac | 172,061 SF | |



Property Features

Building A

| | |
|----|--------------------|
| >> | 41,805 SF |
| >> | 2,000 SF Office |
| >> | 4 Dock Doors |
| >> | 1 Grade Level Door |



Building B

| | |
|----|--------------------|
| >> | 26,890 SF |
| >> | 2,000 SF Office |
| >> | 4 Dock Doors |
| >> | 1 Grade Level Door |

Property Photos

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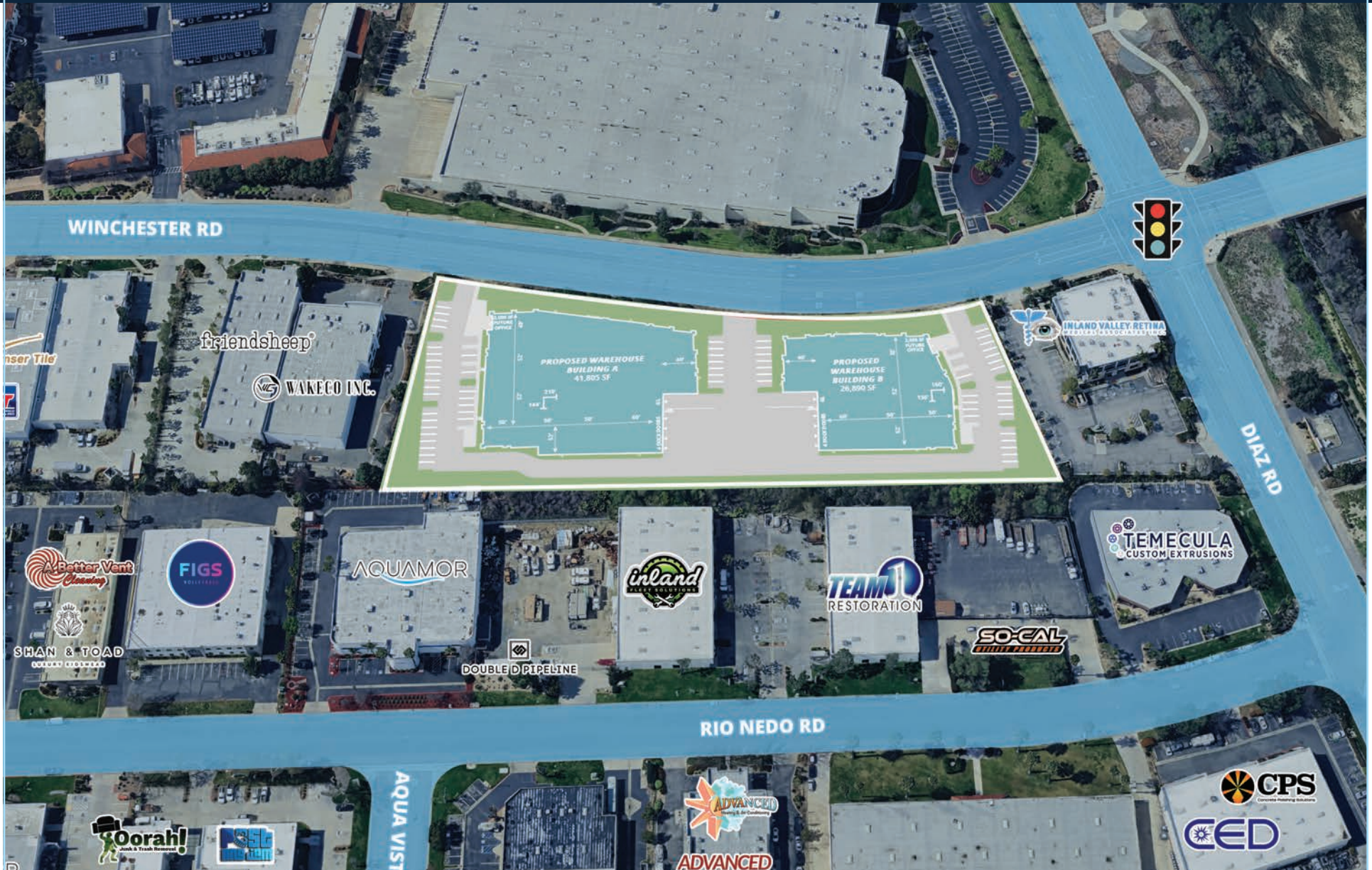
PHELAN[™]
DEVELOPMENT

SRS
INDUSTRIAL



Site Plan

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South Riverside

INDUSTRIAL SUBMARKET REPORT

Q4 2025

6.3%
**VACANCY
RATE**

+519,000
**2025 NET
ABSORPTION**

1.9 MSF
**UNDER
CONSTRUCTION**

\$1.25 PSF NNN
**ASKING
LEASE RATES**

South Riverside County, encompassing Temecula, Murrieta, Menifee, and Lake Elsinore, has emerged as one of Southern California's fastest-growing industrial submarkets over the past five years. Historically an overflow alternative to Orange County and San Diego, the region has transitioned into a primary location for small to mid-sized industrial users and owner-occupiers seeking cost-effective space proximate to a rapidly expanding and increasingly affluent population base. Strong household formation, relative housing affordability, and sustained in-migration continue to drive local consumption and employment growth.

Temecula functions as the strategic hub of South Riverside County, anchored by its position at the convergence of Interstate 15 and Interstate 215. This connectivity provides efficient north-south access to Orange County, San Diego, and the Inland Empire, while also supporting last-mile and regional distribution use. Combined with favorable zoning, expanding infrastructure, and limited competing industrial supply, the submarket presents a compelling opportunity for new industrial development positioned to capture long-term tenant demand and owner-user interest.



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