



PHELAN
DEVELOPMENT™

Inland Empire Industrial Development Opportunity

3.95 Acres

41996 - 41948 WINCHESTER RD, TEMECULA, CA

ENTITLED LAND SITE FOR SALE



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SRS
INDUSTRIAL

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

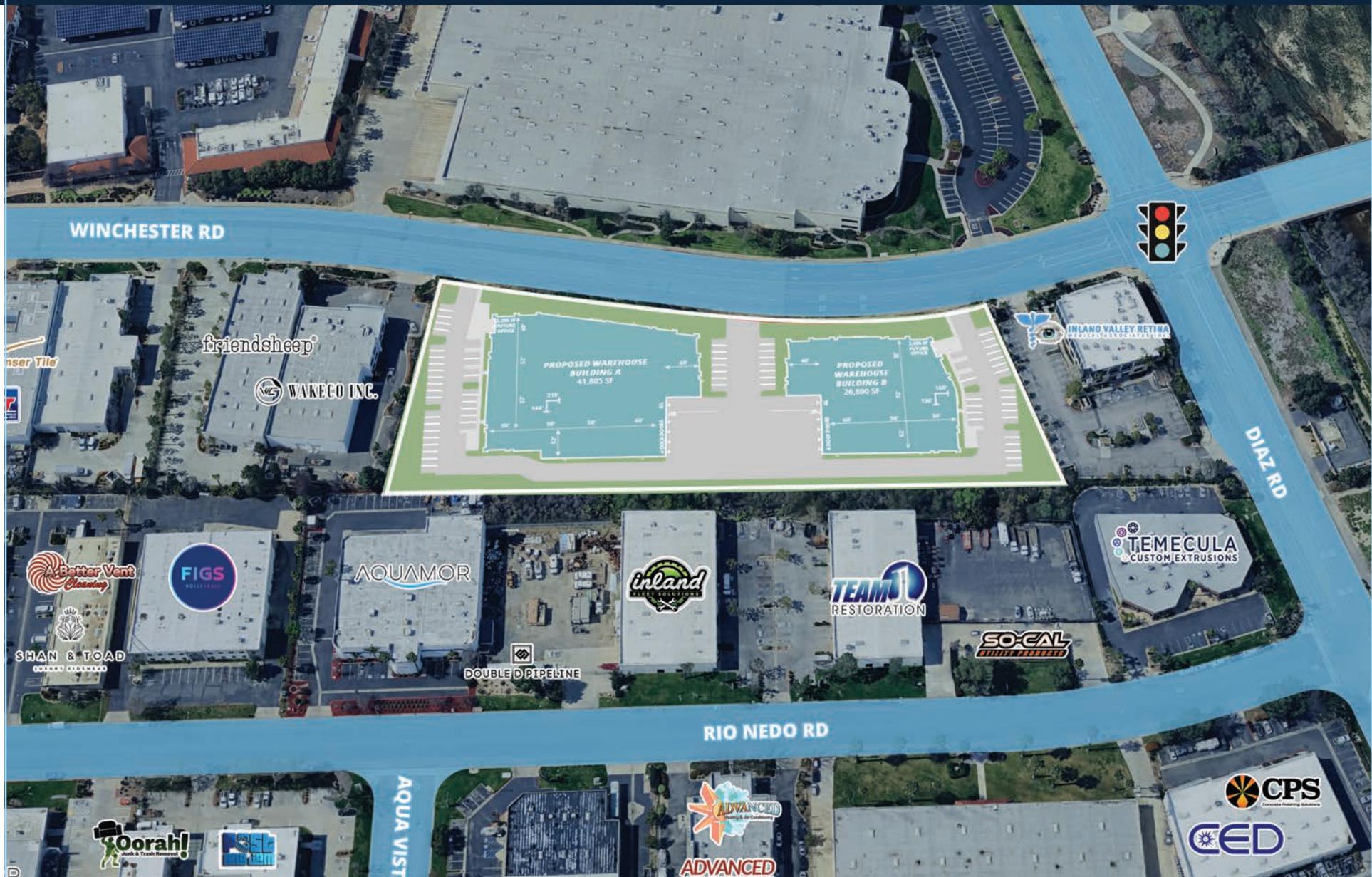
Property Photos

41996 - 41948 WINCHESTER RD | TEMECULA, CA



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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