



6-MONTH PROMO AT JUST \$0.90/SF NNN FOR QUALIFIED TENANTS

FOR SALE OR LEASE

43455 BUSINESS PARK DR, TEMECULA, CA 92590

A 44,317 SF High-Image, High-Power, R&D Facility Located In Temecula's Most Established Business Park

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A 44,317 SF *EXCEPTIONAL* *OPPORTUNITY* IN TEMECULA, CA

Exceptional opportunity to lease or purchase a highly improved, freestanding R&D/industrial facility strategically located in Temecula's most established business park. Positioned on an expansive 2.45-acre parcel, the property features 118 striped parking stalls with the potential to configure a private, fully secured yard.

The existing fully entitled climate-controlled office and R&D build-out provides plug-and-play infrastructure. Interior improvements include a mix of open-plan bungalows, executive offices, conference rooms, and lab-capable areas, all supported by robust HVAC distribution. The environment is adaptable for precision manufacturing processes, biotech cleanrooms (ISO class-convertible), and other mission-critical operations.

This property is a one-of-a-kind asset that will serve an organization long into the future, offering critical, in place infrastructure and adaptive interior configurations that can scale with evolving operational demands.





A highly improved, freestanding, two-story, R&D/industrial facility strategically located in Rancho California Business Park.

BUILDING SIZE	44,317 SF
LAND SIZE	2.45 AC
YARD	Potential for fenced yard
YEAR BUILT	1999
ZONING	LI (Light Industrial)
SPRINKLERS	.33 GPM/3,000 SF (verify)
HVAC	Excess tonnage in place
UTILITIES	Natural gas to the building
POWER	3,000 Amps, 277/480V (verify)
GENERATOR	Kohler Power System (diesel) (verify)
CLEAR HEIGHT	24'
GRADE-LEVEL LOADING	2 doors
DOCK HIGH LOADING	2 doors (1 filled in)
PARKING	118 spaces
PARKING RATIO	2.66/1,000 SF
SECURITY	Full Siemens Smart (RFID)

\$1.10 NNN

LEASE RATE (SF/MO)

\$10.8M

SALE PRICE (\$245/SF)

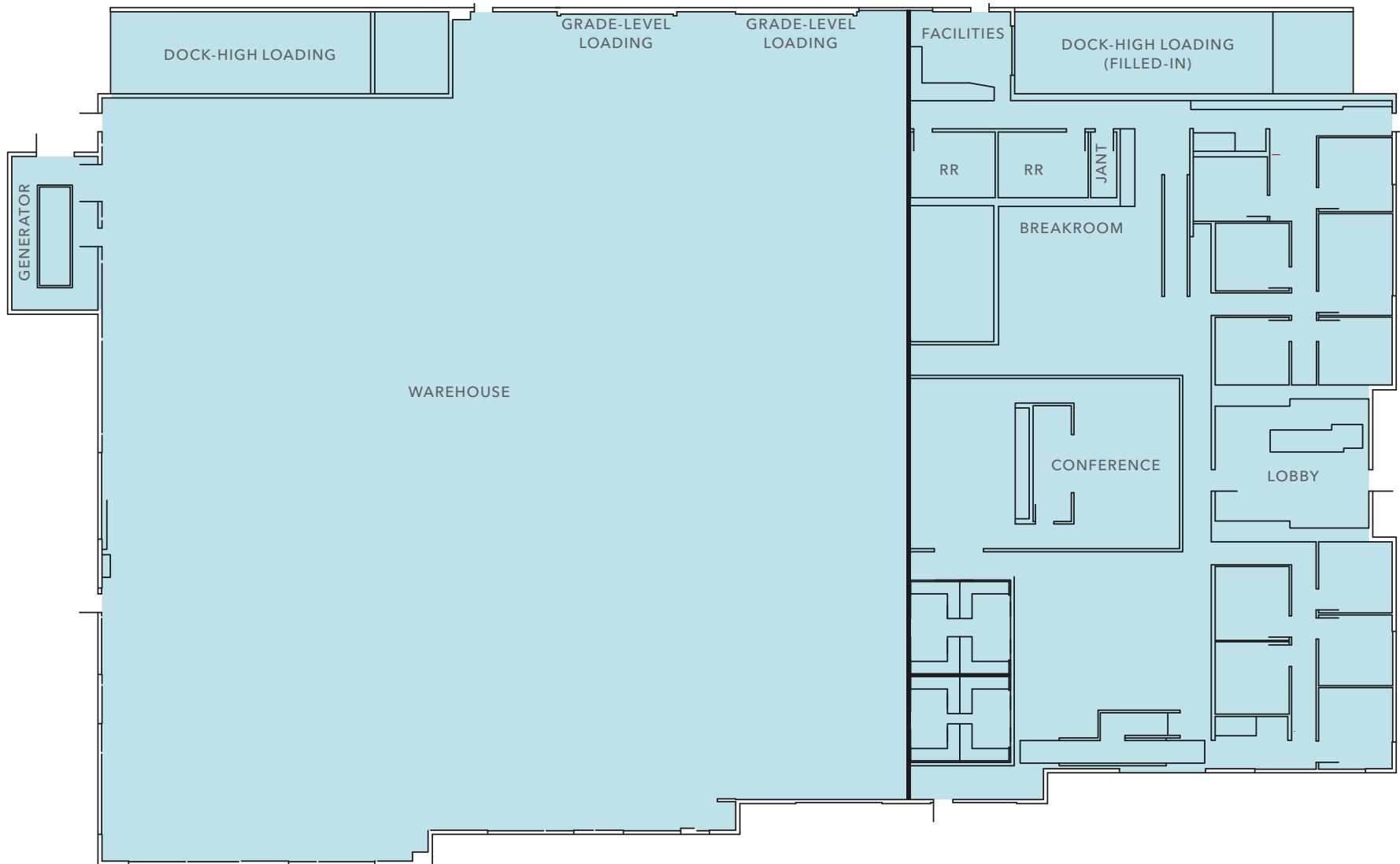
FIRST FLOOR PLAN



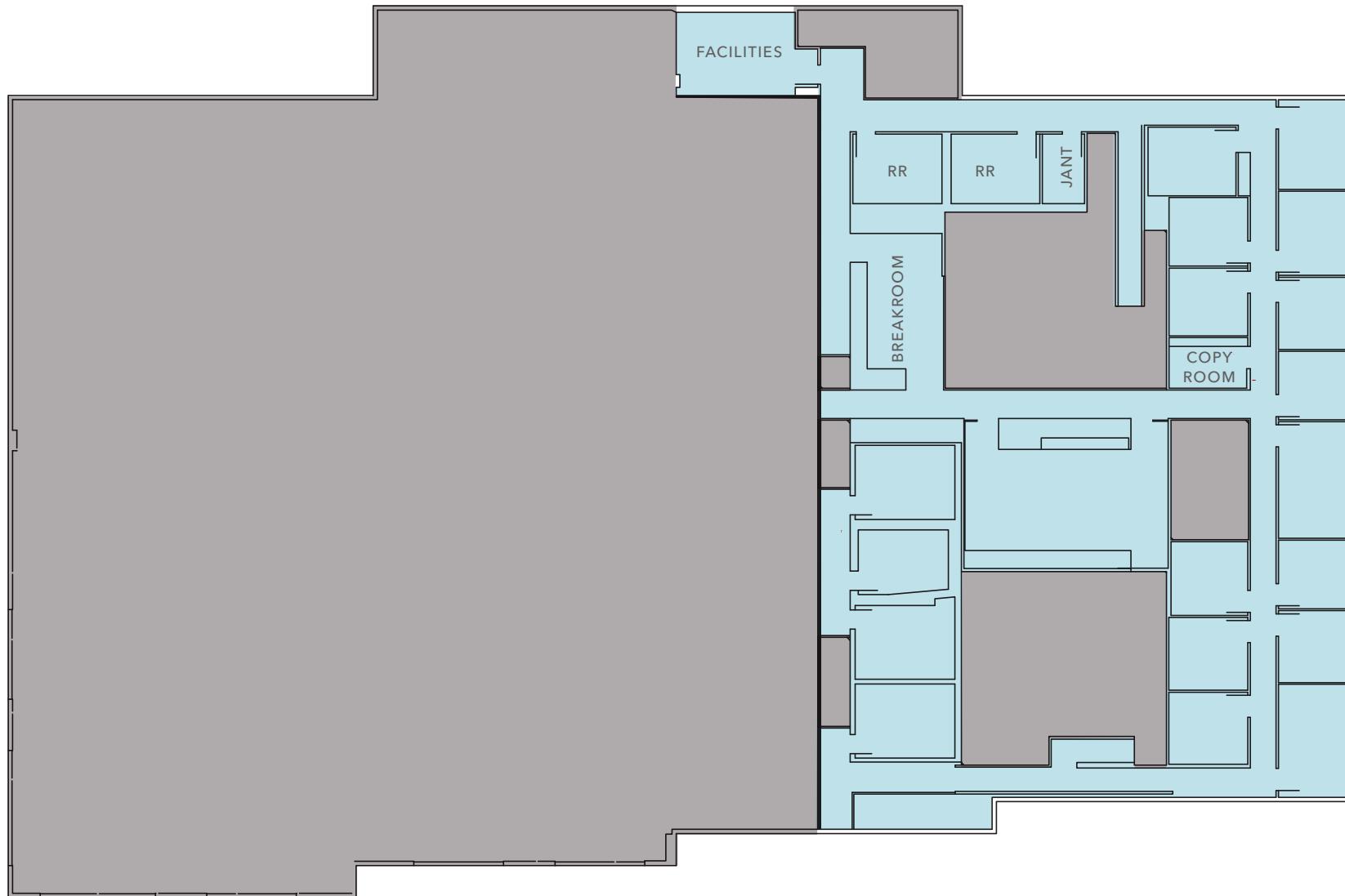
SECOND FLOOR PLAN



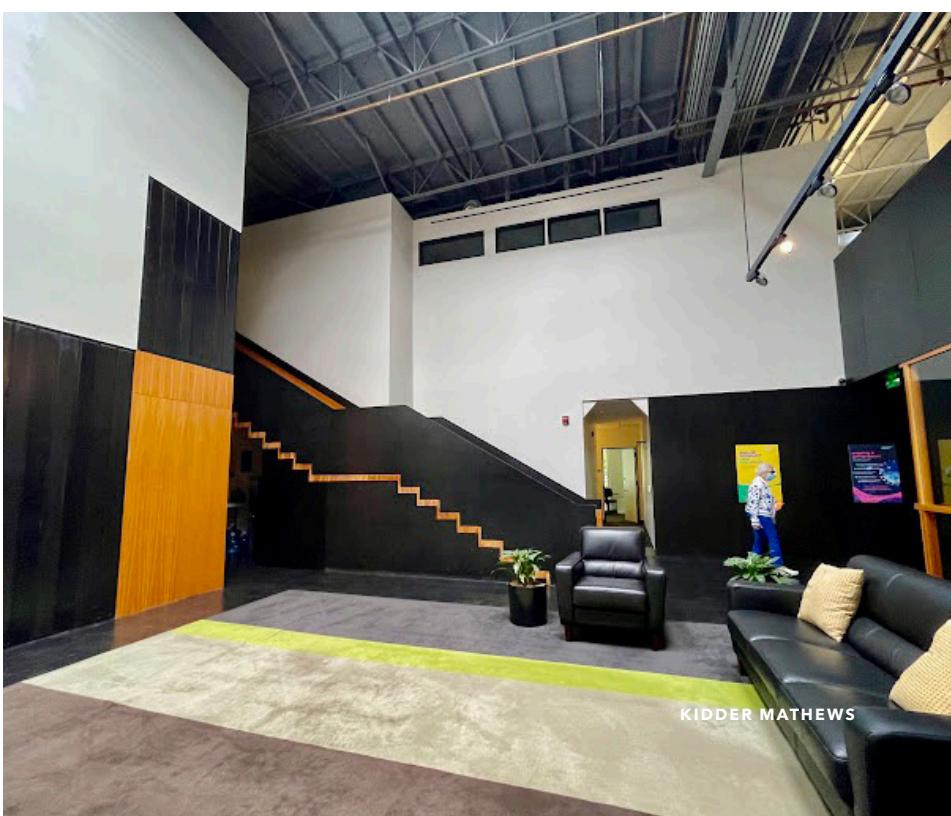
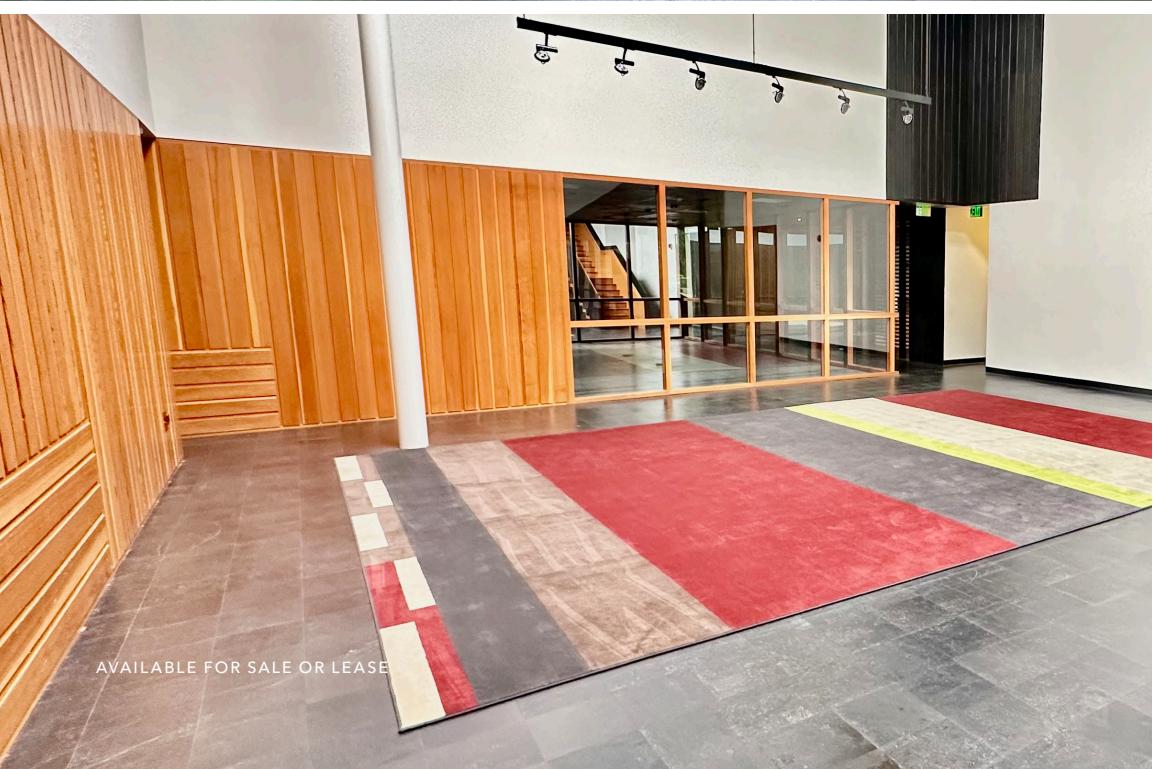
CONCEPTUAL FIRST FLOOR PLAN



CONCEPTUAL SECOND FLOOR PLAN



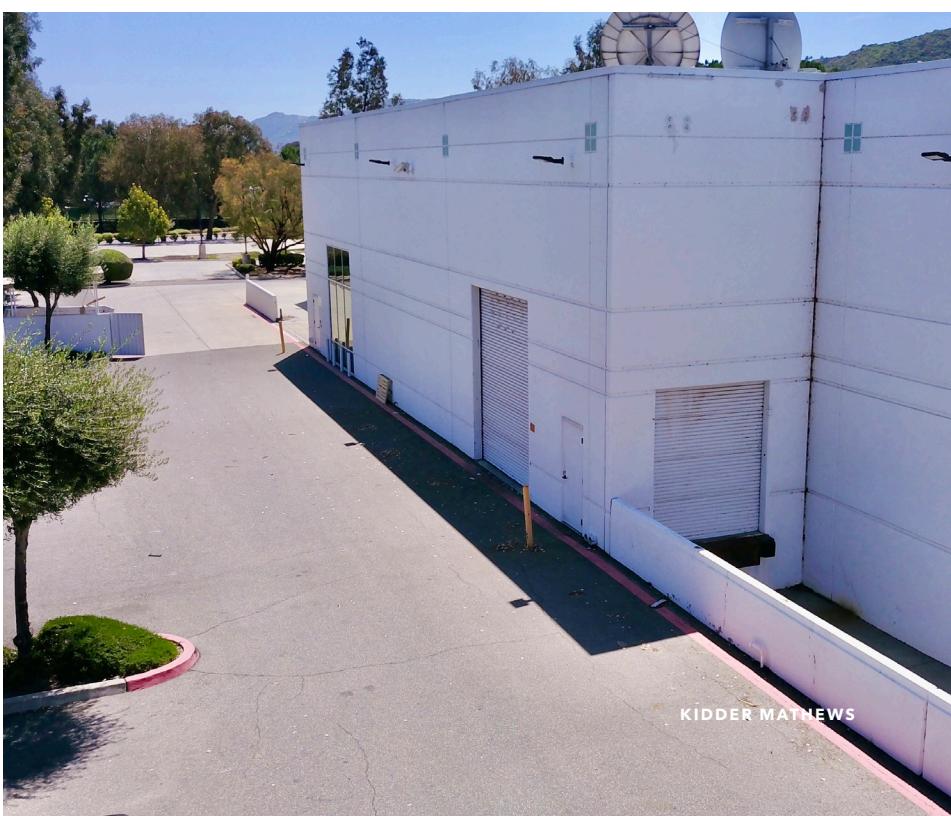
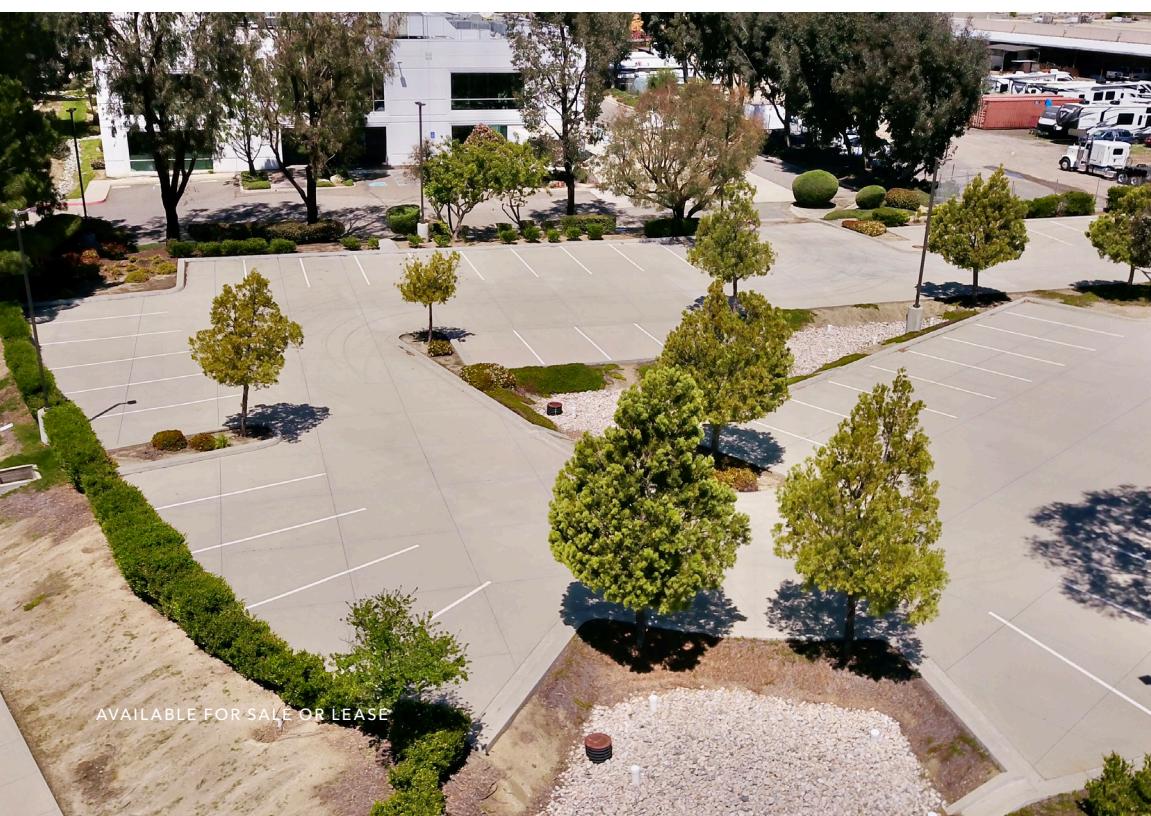
43455 BUSINESS PARK DRIVE



AVAILABLE FOR SALE OR LEASE

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RANCHO CALIFORNIA BUSINESS PARK

*For more information,
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