

±29,211 SF BUILDING WITH HEAVY POWER FOR SALE OR LEASE

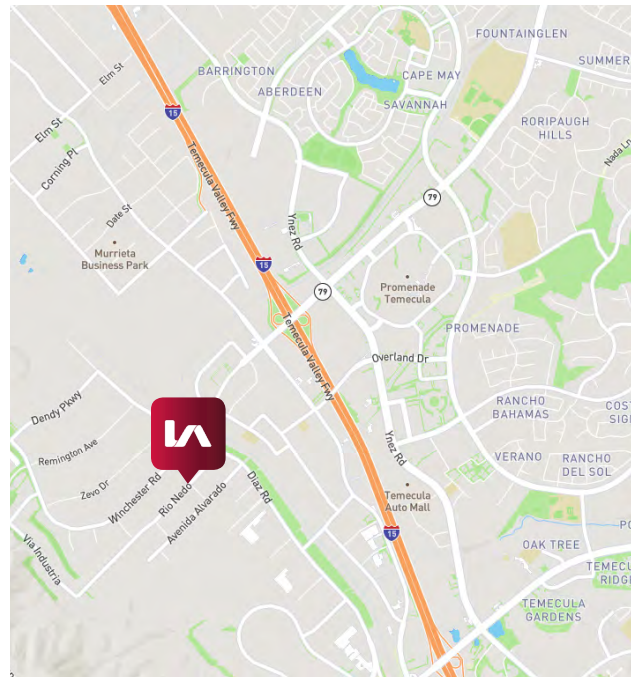
42555 RIO NEDO | TEMECULA, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS:

- ±29,211 SF Footprint
- Designed to be Divisible into 2 Suites
- Office Tenant Improvement Allowance Included for Prospective Tenants
- 28' Clear Height
- 2 Double Wide Dock Level Doors
- 2 Grade Level Doors
- 1,200 A/277-480A Power (Verify)
- LI Zoning
- Adjacent .95 acre parking lot also available for Sale or Lease (at additional cost)
- Estimated Availability June 1, 2026



Charley Black

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DRE#01000597

Scott Stewart

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DRE#01342575

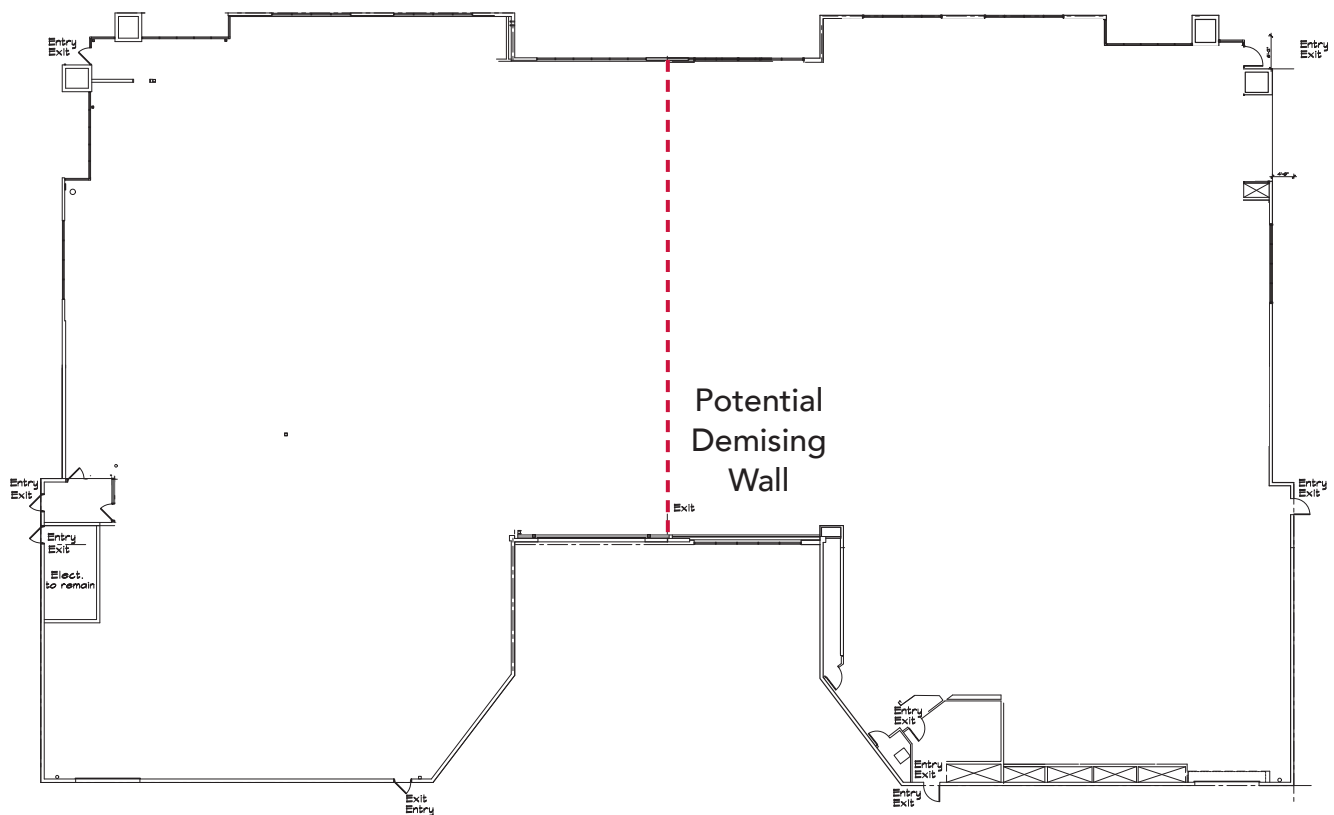
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

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