

# ON-POINT COMMERCIAL, LLC

## ±15,992 SF INDUSTRIAL BUILDING

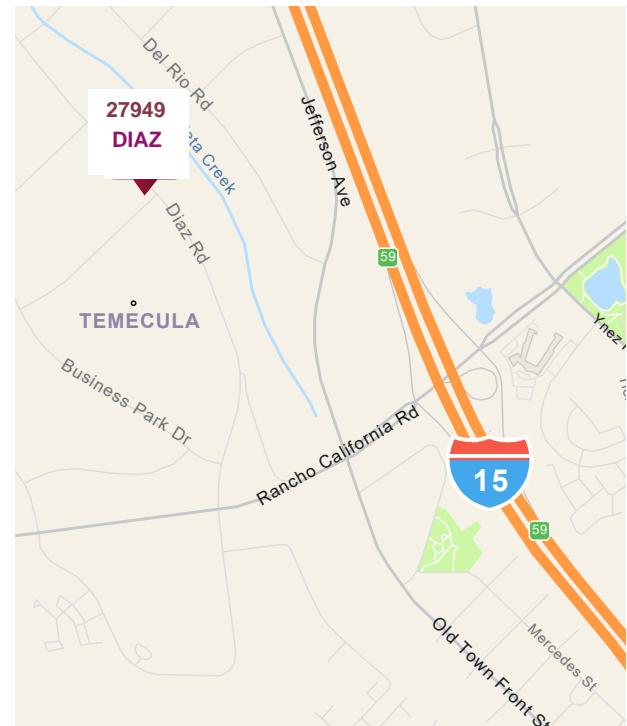
27949 DIAZ ROAD | TEMECULA, CA

For Sale  
\$3,450,000  
5.75 cap-rate



### BUILDING FEATURES:

- ±3,000 sq. ft. of offices including: oversized reception, bullpen, 1 private office, 3 restrooms, shower, server room, and kitchen
- ±3,074 SF Mezzanine for extra storage or future offices
- Exterior Truck Well
- New Office Paint and Flooring
- Loading: 5 G.L. Doors - (3) 12x14, (2) 10x14
- Electric: 800 Amps, 120/208V, 3 Phase
- ±20' Warehouse Clear Height
- LI Zoning - City of Temecula
- ±40 Parking Spaces
- Great Truck Access



STEVE VETTEL

714.240.0410

Svettel@On-Pointllc.com

## ON-POINT COMMERCIAL, LLC

27949 DIAZ ROAD | TEMECULA, CA

**For Sale  
\$3,450,000  
5.75 cap-rate**



# STEVE VETTEL

**714.240.0410**

**Svettel@On-Pointllc.com**