

27464 Commerce Center Dr.  
Temecula, CA 92590

## 39,234 Multi SF For Sale: \$6,500,000



### LOCATION

Market:	Southwest Riverside County
Sub-Market:	Temecula
County:	Riverside
Township:	NadaShoePipe General Office
Complex:	Commerce Business Center
Parcel Number:	921-480-053
Corner Parcel:	No

### AVAILABILITY

Type:	Sale	On Market Date:	10/31/2023	Time on Market:	0 days
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### COMMENTS

Public: Retail/Office Building Investment. Value Added With Upside In Lease-Up & Below Market Rents. Dense & Affluent Inland Empire/Temecula Demographics. Fully Built Out, Executive Suite Expansion Opportunity. Units have Roll Up Doors & Long Term Credit Tenancy With County of Riverside. Property Being Offered At More Than a 50% Discount to its Replacement Cost.

### FINANCIAL

Asking Price:	\$6,500,000
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### PARKING

Parking Ratio:	3.88
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### BUILDING

Property Type:	Industrial	Secondary Use:	Office - Multi T...	Drive In Doors:	10
Building SF:	39,234	Construction Status:	Existing	Total Doors:	10
Industrial SF:	39,234	Year Built:	1989	Rail Status:	Unavailable
Floors Count:	2	Construction Type:	CTU	Rail Line:	None
Primary Use:	Multi				

### SITE

Acre(s):	2.31	Zoning:	No Yard	Rail Line:	None
Square Feet:	100,624	Rail Status:	Unavailable		

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### CONTACTS

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