

# VENTURE COMMERCE CENTER

42225 REMINGTON AVENUE, UNIT A-18, TEMECULA, CA 92590

FOR SALE OR LEASE

±2,509 SF FLEX SPACE



FOR MORE INFORMATION, PLEASE CONTACT:

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## PROPERTY HIGHLIGHTS

- ±2,509 SF flex space for sale
- 90% office build out served by two HVAC units with small warehouse and roll up door
- Floor plan includes: Reception, 4 private offices, 2 restrooms, large open bull-pen, breakroom, IT/storage closet and 250 SF warehouse with roll up door
- 10' w x 12' h roll-up door
- 100 amp/3 phase power supply
- Owner will consider seller financing options
- Offered for sale at \$700,000
- Offered for lease at \$3,185.00 Base rent + \$453.00 OA Fee per month





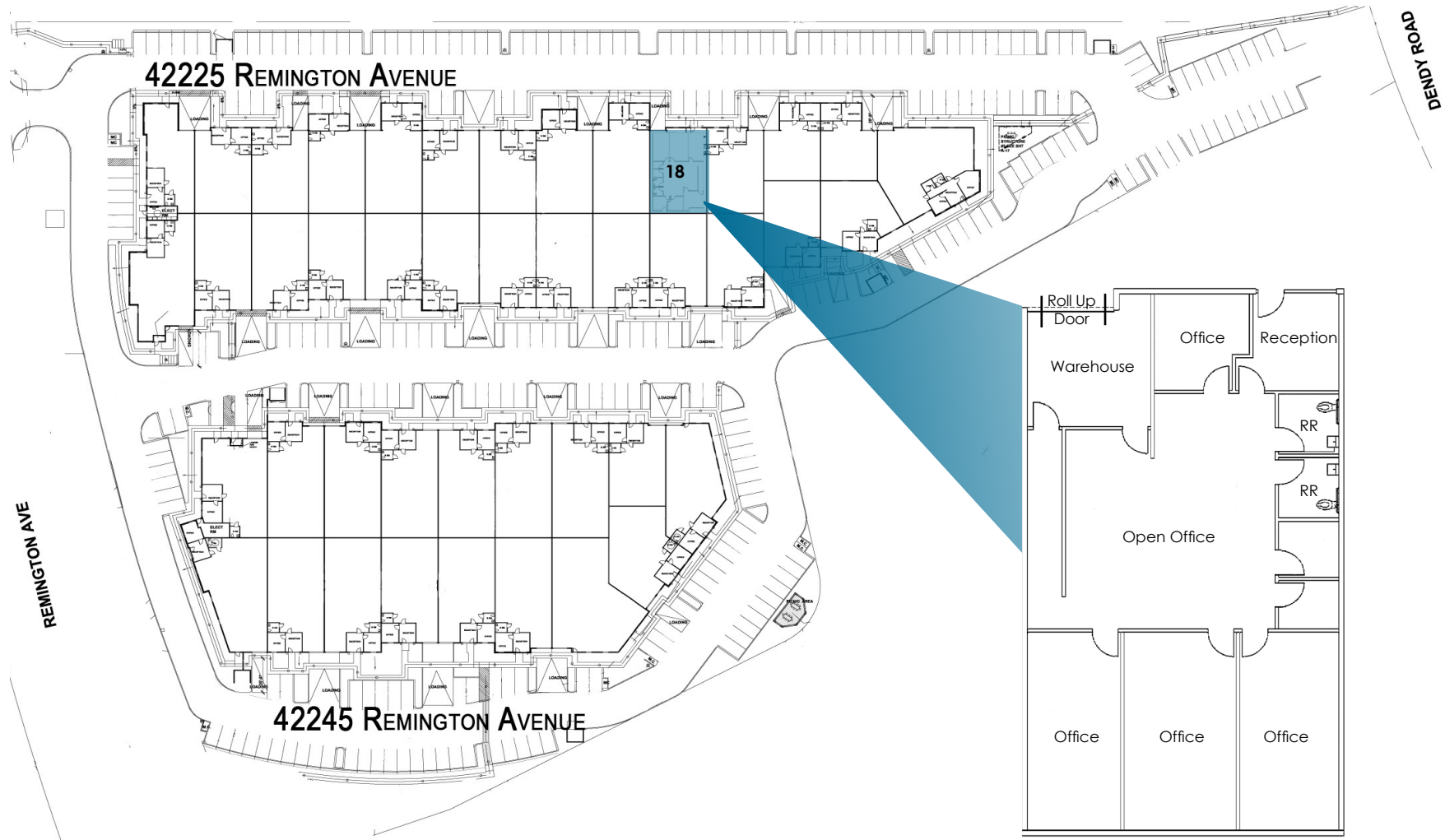
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## SITE PLAN AND FLOOR PLAN





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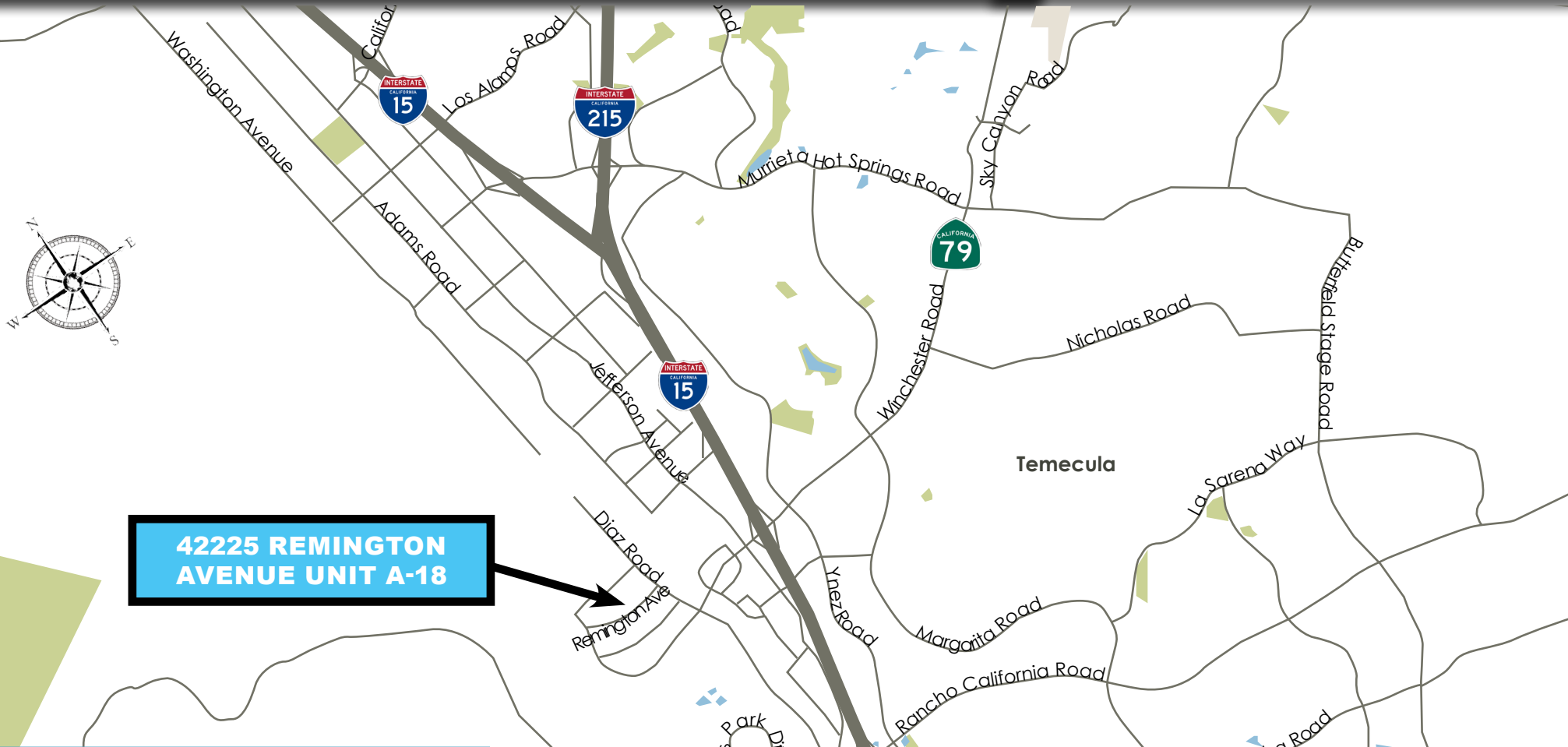


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