

# Offering Memorandum

**The Vineyard Business Park – Temecula, CA**

42095 Zevo Drive, Unit A3, Temecula, CA

2,685± SF Light Industrial / Flex Space



## Executive Summary

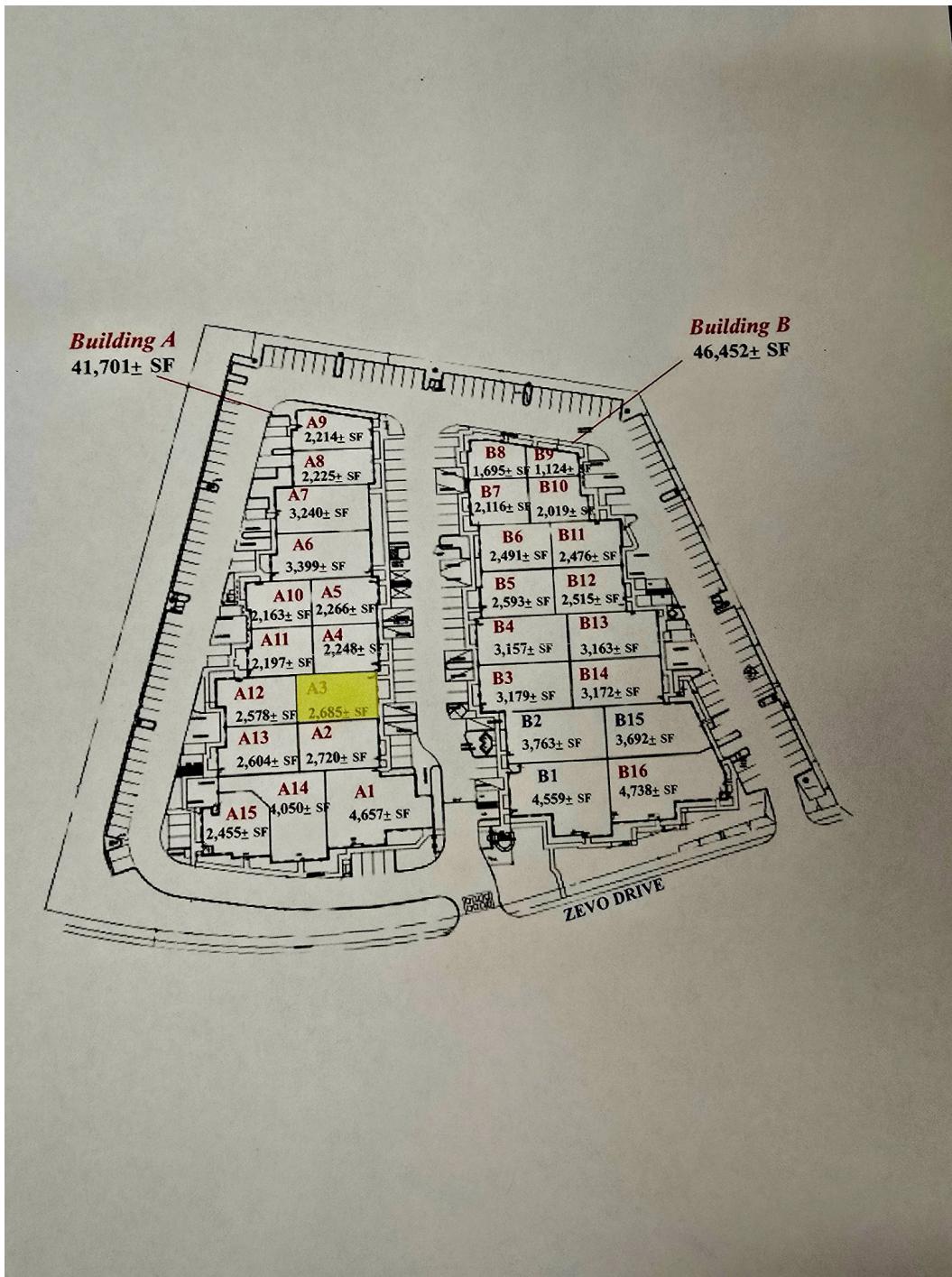
Move and grow your business into this versatile industrial unit at The Vineyard Business Park in Temecula. Offering the perfect blend of professional office, reception, and private restroom along with an expansive warehouse featuring 25.5' clear height and an 18' roll-up drive-up door, this unit is designed for both productivity and convenience.

Key features include air conditioning, natural skylight, and 200V power to support modern operational needs. With Light Industrial zoning, the space is fully functional and move-in ready for immediate business operations.

## Property Details

- Location: The Vineyard Community – Temecula, CA
- Zoning: Light Industrial (LI)
- Unit Size: 2,685± SF
- Clear Height: 25.5 ft
- Roll-Up Door: 18 ft, drive-up access
- Power: 200 Volts, 120/208
- Monthly Assessment (NNN): \$601.54
  - Covers: Water, trash, common area maintenance, roof, fire inspections
  - Excludes: Windows & doors
- Management: Elite Management, Murrieta

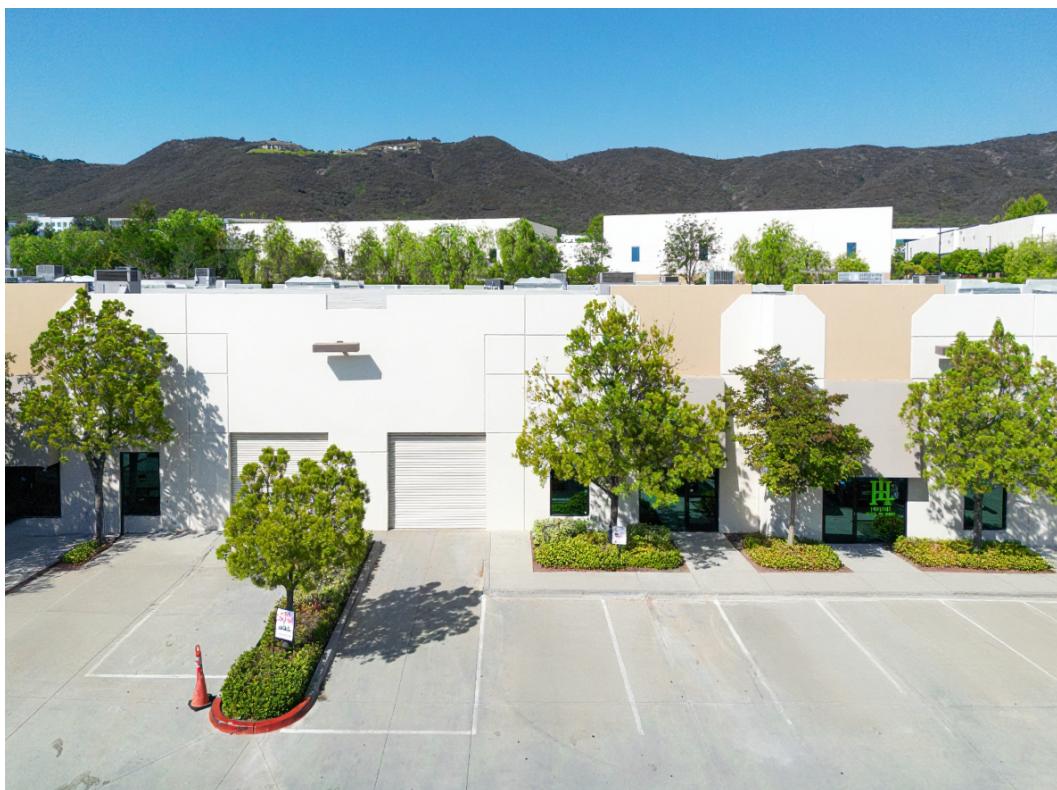
## Site Plan & Property Photos



Site Plan Highlighting Unit A3



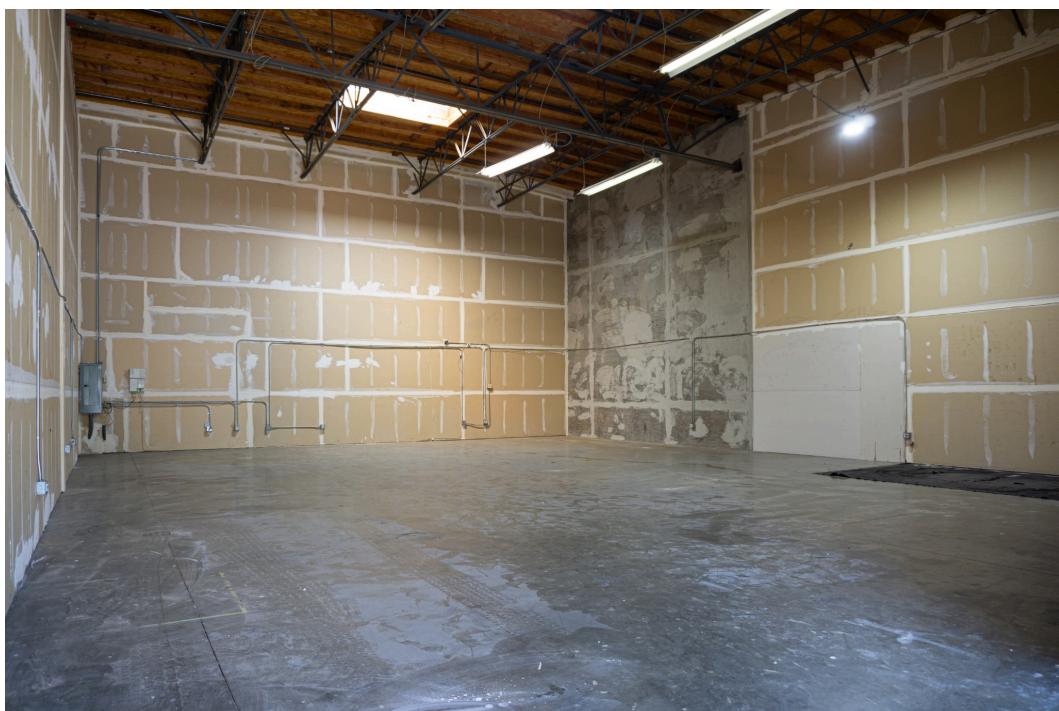
*Aerial View with Guidelines*



*Exterior View – Parking Area*



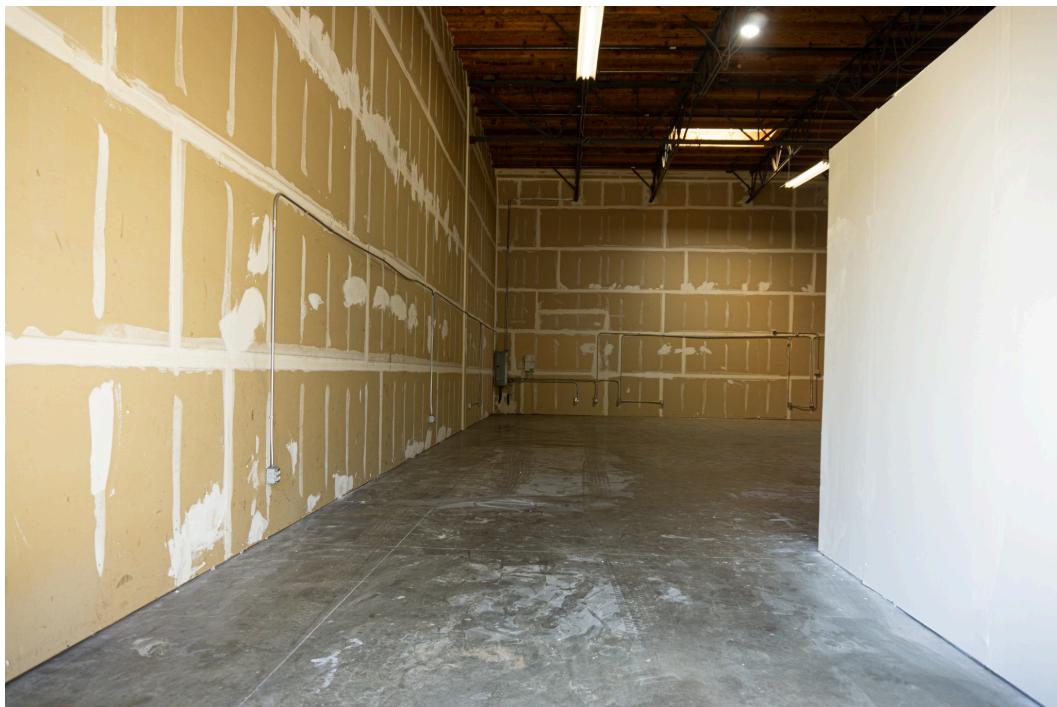
*Exterior View – Complex*



*Interior Warehouse View 1*



*Interior Warehouse View 2*



*Warehouse Entrance*

## Contact Information

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