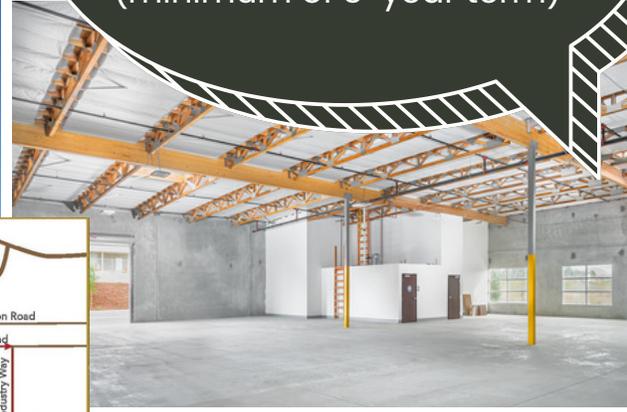


NEW INDUSTRIAL BUILDINGS FOR SALE OR LEASE

**RENTAL
CONCESSIONS**

for qualified tenants
(minimum of 3-year term)



French Valley AIRPORT CENTER



Limited Availability - Own or Lease Today!

- Brand new, high-quality and energy-efficient buildings in Temecula Valley.
- Only an 8- minute drive from the 215 Freeway on Clinton Keith Road and a 5- minute drive from Murrieta Hot Springs Road and Highway 79
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- Buildings range from 3,499 to 7,703 sq. ft.
- Private yards (on select buildings)

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MICHAEL W. STRODE, MBA, CCIM, SIOR
Senior Vice President
CA DRE License #00798900
Office: 951.445.4508
Cell: 951.533.1484
Email: mstrode@leetemecula.com

CHARLEY BLACK
Senior Vice President
CA DRE License #01000597
Office: 951.445.4507
Cell: 951.326.0866
Email: cblack@leetemecula.com

SAM ROBLES
Vice President
CA DRE License #01982449
Office: 951.445.4519
Cell: 760.845.2835
Email: srobles@leetemecula.com

CONNOR STRODE
Associate
CA DRE License #02170137
Office: 951.445.4529
Cell: 951.816.0438
Email: cstrode@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES

25240 Hancock Avenue, Suite 100 | Murrieta, CA 92562 | Corp. ID #01048055 | www.lee-associates.com

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BUILDING FEATURES:

- Exclusive parking spaces
- Optional fenced-in exclusive-use yards (Buildings 13 & 14 only)
- Turnkey offices
- 400A, 120/208V electrical power
- Approximately 16' warehouse clear height
- 12' x 14' ground-level door
- High-speed fiber optic internet available

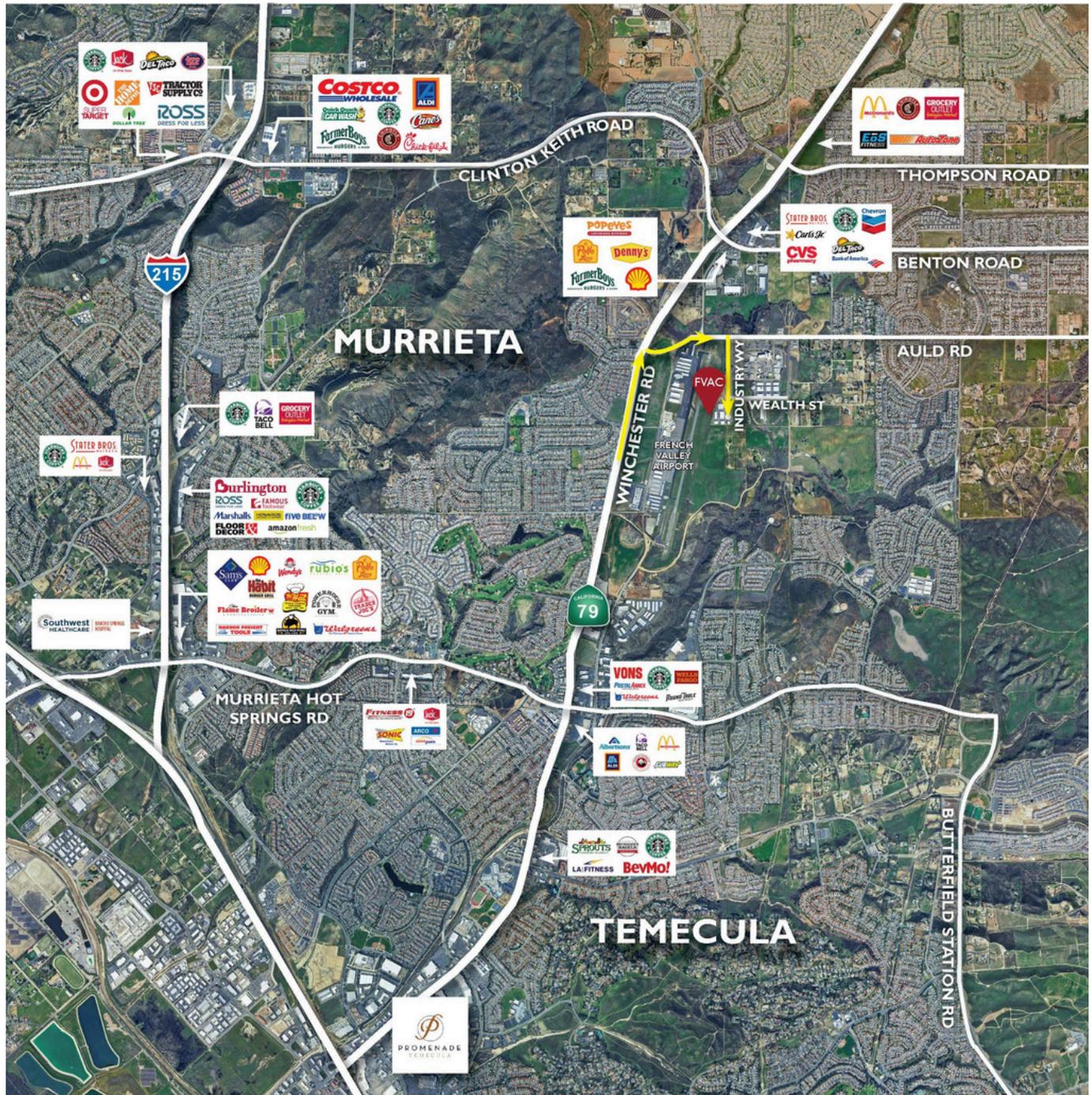


Note: No fencing, gate, or structure allowed in the Gas Company Easement

BLDG	ADDRESS	SIZE (SF +/-)	OFFICE (SF +/-)	PARKING STALLS		
1	37251 Industry Way, Murrieta, CA	6,018	750	15	NO	AVAILABLE
2	37263 Industry Way, Murrieta, CA	6,376	750	16	NO	AVAILABLE
3	37253 Industry Way, Murrieta, CA	3,499	648	9	NO	LEASED
4	37265 Industry Way, Murrieta, CA	4,756	648	13	NO	AVAILABLE
5	37275 Industry Way, Murrieta, CA	7,498	750	19	NO	AVAILABLE
6	37287 Industry Way, Murrieta, CA	7,703	750	18	NO	AVAILABLE
7	37277 Industry Way, Murrieta, CA	5,865	757	16	NO	AVAILABLE
8	37289 Industry Way, Murrieta, CA	5,865	757	15	NO	AVAILABLE
9	37299 Industry Way, Murrieta, CA	4,470	750	12	NO	LEASED
10	37313 Industry Way, Murrieta, CA	4,470	750	12	NO	AVAILABLE
11	37301 Industry Way, Murrieta, CA	5,625	757	14	NO	AVAILABLE
12	37323 Industry Way, Murrieta, CA	5,625	757	15	NO	AVAILABLE
13	37311 Industry Way, Murrieta, CA	3,603	648	10	OPT	LEASED
14	37325 Industry Way, Murrieta, CA	4,677	648	12	OPT	AVAILABLE

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French Valley AIRPORT CENTER



Unlock the perfect balance of work and leisure at French Valley Airport Center! Situated with seamless access to major freeways, newly completed roadways, and a wealth of nearby amenities including restaurants, shops, wineries, and residential communities, this is the ideal location to grow your business. Discover our low-maintenance, hassle-free industrial buildings available now—your path to success starts here!

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