

43169 Via Dos Picos, Temecula

**For
LEASE**

\$1.25 psf

Highlights:

- Large 9000 SF Secured Yard
- 2 Truck Wells
- 3 Ground Level Doors
- 2500 SF Office space
- L1 Zoning
- Near 15 Freeway
- Fully Sprinklered
- 3 Phase Power
- Kitchen
- Adjacent Lot available



2500 SF Dedicated Office Space

Secured Yard

18,394 SF Industrial Space Available



**Preferred Real
Estate Investments**

18,394 SF building on 1.26ac lot with approximately 9000sf secured yard, 2 truck wells, 3 ground level doors, 2500sf offices, 4 restrooms, newer roof & HVAC, fully sprinklered, skylights, 18ft clear height. Large covered carport. 480v 3 phase, pressurized air lines run throughout.

L1 Zoning. Many uses allowed: Automotove Repair, RV Storage, General Storage, Manufacturing, Mobile Home Sales, Warehouse; Contact Broker for full list.

Additional adjacent vacant one acre parcel also available for lease or buildout

Lance Gemmill, Broker – DRE#00884880 – Office: 951.694.8777 – Cell: 951.440.0067 – 24325 Fuerte Road, Temecula, CA 92590