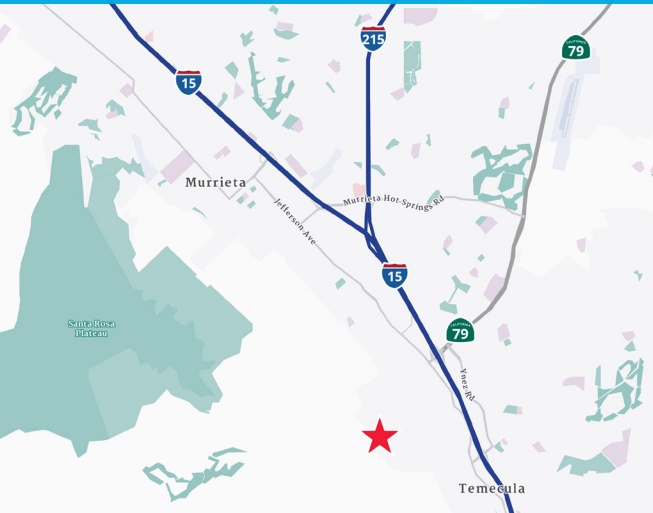




For Sale or Lease
±18,850 SF Available



42685 Rio Nedo Road
 Temecula, CA 92590

Property Features

- High Image Freestanding Industrial Building
- 100% HVAC Warehouse | LED Warehouse Lighting
- 24' Minimum Warehouse Ceiling Clearance
- Four (4) Ground Level Loading Doors (12' x 12')
- Two (2) Dock High Door Positions Possible
- 1,000 Amps 120/208 Volt Power Service (Verify)
- 4,920 SF High Image Office Space
 - a. 1st Floor | 3,080 SF
 - b. 2nd Floor | 940 SF
- Private Offices, Lunch Room, Four (4) Restrooms
- Bonus 3,540 SF Storage Mezzanine Space
- Private Fenced Yard w/ 45 Parking Spaces
- Electric Vehicle Charging Station
- Mature Landscaping

Contact Us

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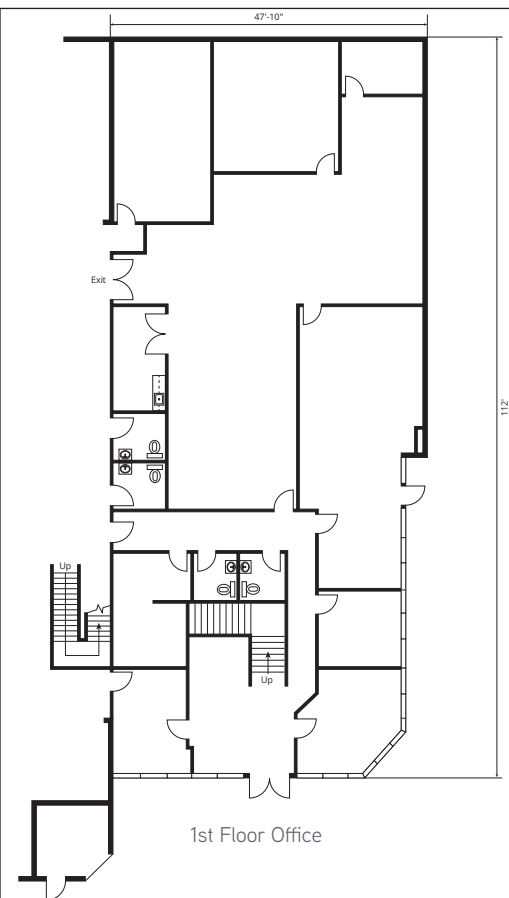
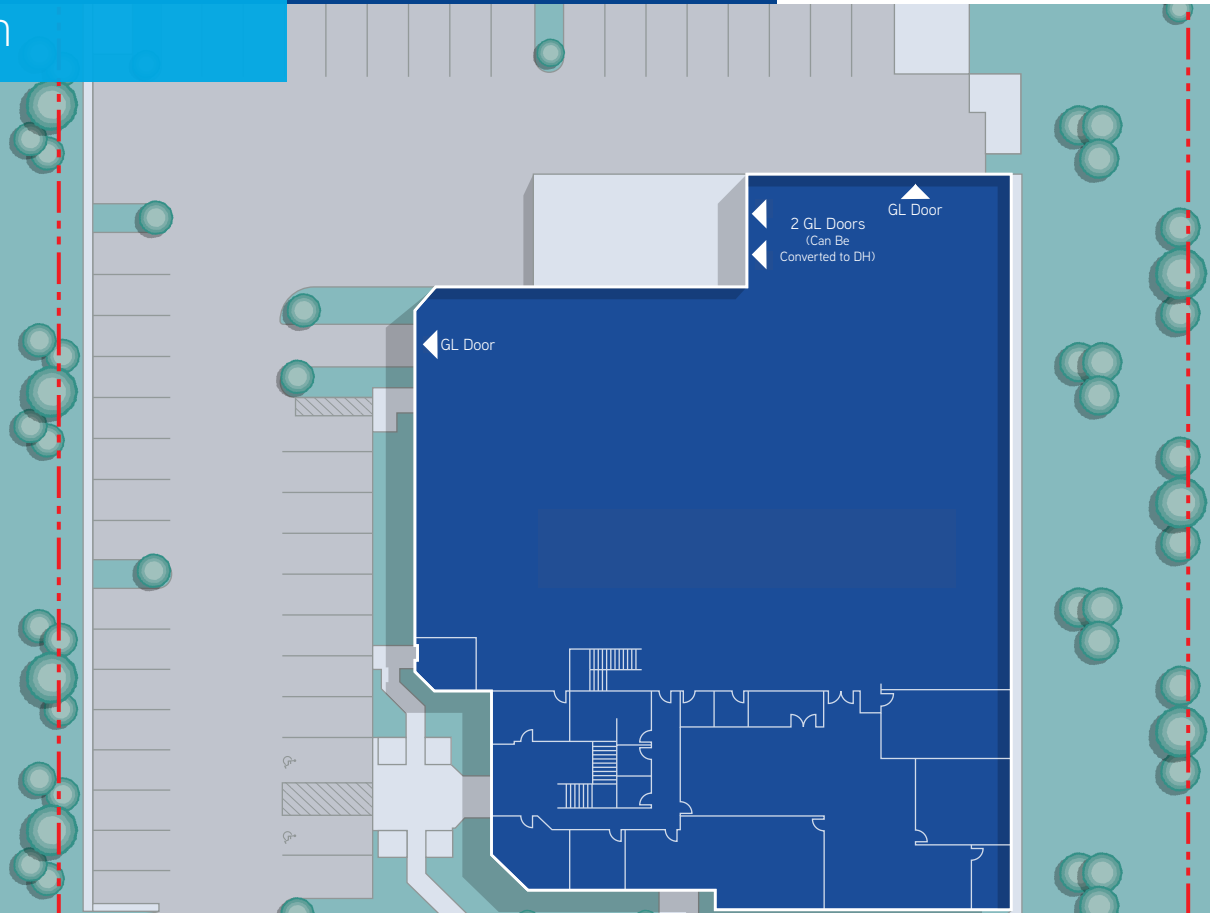
42685 Rio Nedo Road Temecula, CA

Property Photos

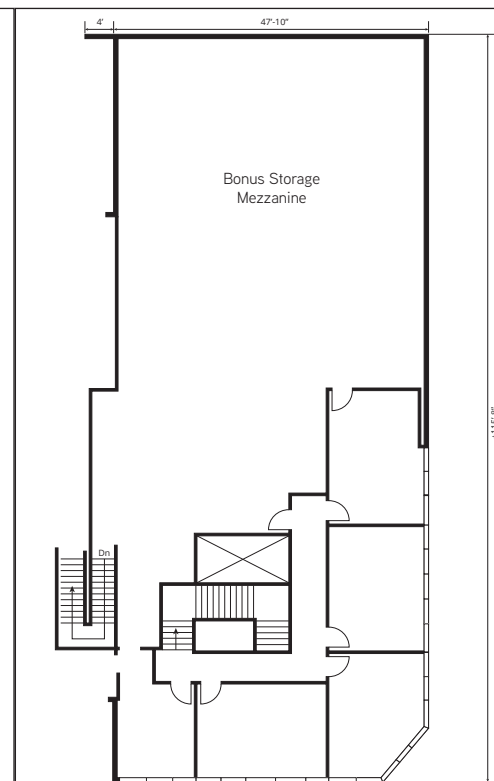


42685 Rio Nedo Road Temecula, CA

Site Plan



1st Floor Office



2nd Floor Office

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