



WEST SIDE TECH CENTER

**42045 Remington Avenue
Temecula, CA 92590**

- **One Suite Remains: +/- 1,869 Square Feet**
- Suite feature a reception, private offices, coffee bar, and restroom,
- +/- 22' clear height,
- +/- 12' X 14' ground level loading,
- 2.75:1,000 parking ratio,
- 120/208 volt, 3 phase, 4 wire, expandable
- Available Immediately
- **\$1.42/SF, MG (plus est. CAM of \$0.19/SF**

Contact: Christopher J. Masino, SIOR
951-795-4556 | cmasino@masinoindustrial.com
BRE License #: 01352110



Temecula's premier multi-tenant industrial park!

31805 Temecula Parkway • Suite 210 • Temecula, CA 92592

The information contained herein has been obtained from a variety of sources and Masino Industrial Consulting, Inc., its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.



WEST SIDE TECH CENTER

Suite	Square Feet	Suite Features	*Lease Rate/Mo.
103	1,869	Reception, Two Private Offices, Coffee Bar, Restroom	\$3,009
<i>*Modified Gross, including estimated CAM of \$0.19/SF per Month</i>			
Updated 4/9/2025			



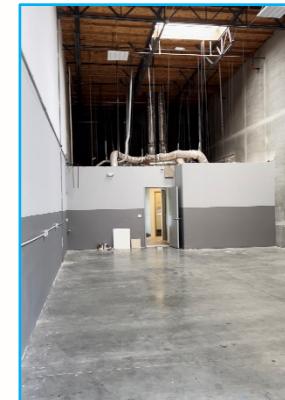
Reception



Private Office



Coffee Bar



Warehouse



31805 Temecula Parkway • Suite 210 • Temecula, CA 92592

The information contained herein has been obtained from a variety of sources and Masino Industrial Consulting, Inc., its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.



WEST SIDE TECH CENTER

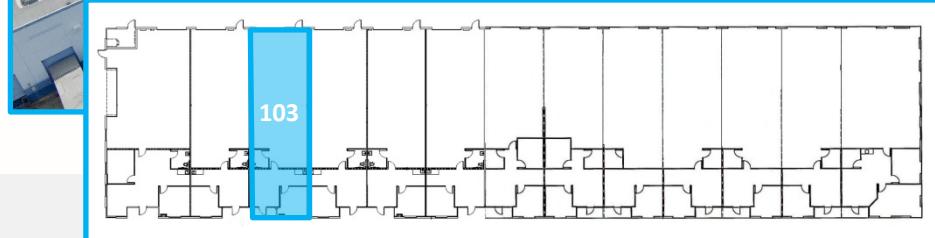
**42045 Remington Avenue
Temecula, CA 92590**

- Recently repainted building exteriors
- Opportunity to lease a suite in Temecula's premier business park
- Close to Jefferson Avenue business corridor
- Beautiful landscaping
- Outdoor patio lunch areas
- Durable concrete driveways and parking
- National and regional corporate neighbors

Contact: Christopher J. Masino, SIOR

951-795-4556 | cmasino@masinoindustrial.com

BRE License #: 01352110



Floor Plan



31805 Temecula Parkway • Suite 210 • Temecula, CA 92592

The information contained herein has been obtained from a variety of sources and Masino Industrial Consulting, Inc., its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.

WEST SIDE TECH CENTER

**42045 Remington Avenue
Temecula, CA 92590**

- Located off the I-15 freeway at Winchester Road in Temecula, CA.
- Close to amenities including, restaurants, banking, business services, and much more
- Corporate neighbors including: Medline, Scotts, Milgard, Abbot Vascular, and many more
- West Side Business Center

Contact: Christopher J. Masino, SIOR
 951-795-4556 | cmasino@masinoindustrial.com
 BRE License #: 01352110



31805 Temecula Parkway • Suite 210 • Temecula, CA 92592

The information contained herein has been obtained from a variety of sources and Masino Industrial Consulting, Inc., its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.