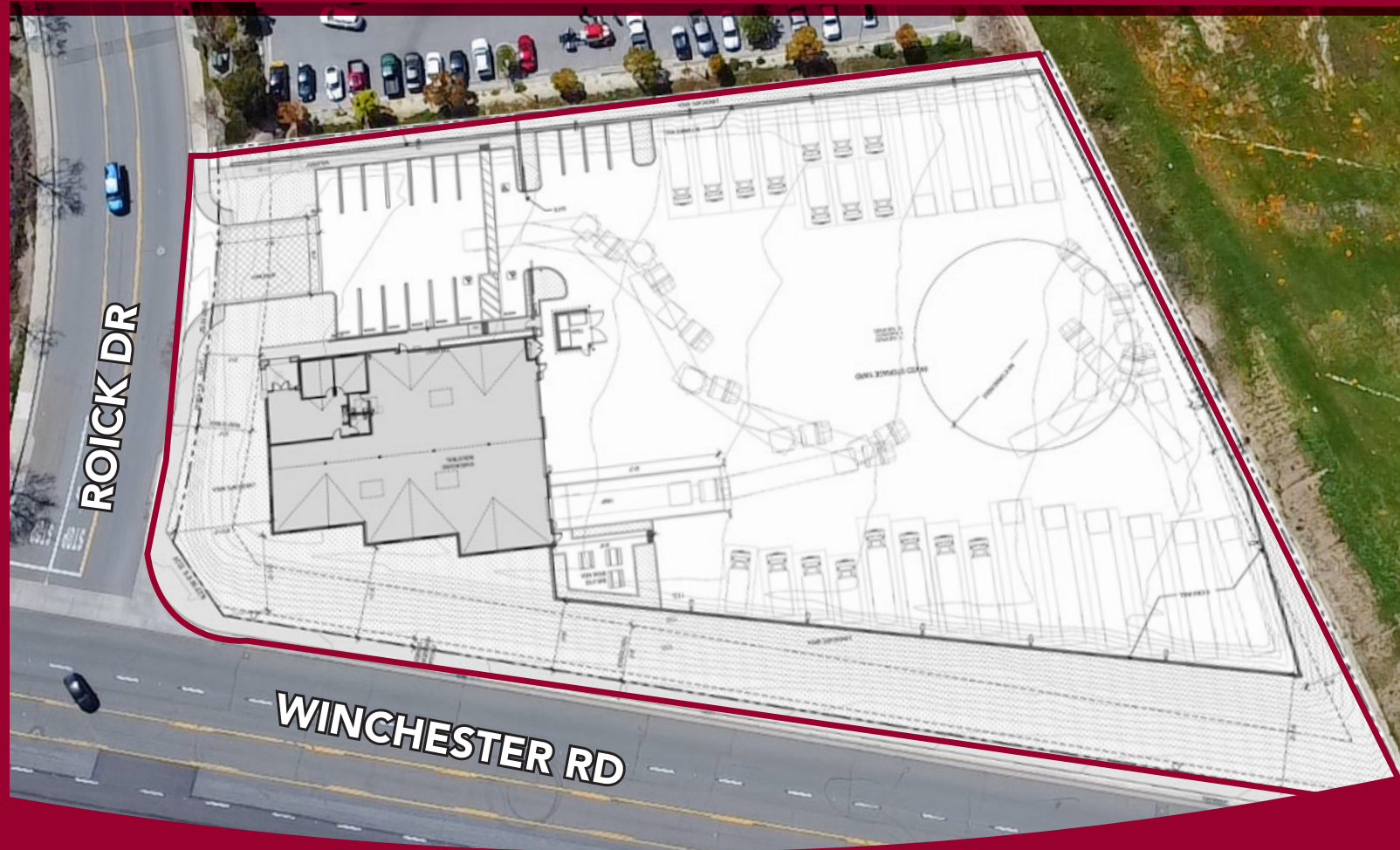


# FOR SALE / LEASE: FULLY ENTITLED CONTRACTOR'S YARD

## 42974 ROICK DRIVE | TEMECULA, CA

### PROPERTY FEATURES:

- Entitled for ±7,066 SF concrete block building on 1.94 gross acres
- Developer will entertain BTS Purchase/Lease Offers
- Located in the Heart of Temecula's Westside Business Center
- Easy freeway access
- Restaurants and amenities nearby



PROJECT DEVELOPED BY



**CHARLEY BLACK**  
951.445.4507  
cblack@leetemecula.com  
DRE #01000597

**SAM ROBLES**  
951.445.4519  
srobles@leetemecula.com  
DRE #01982449

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

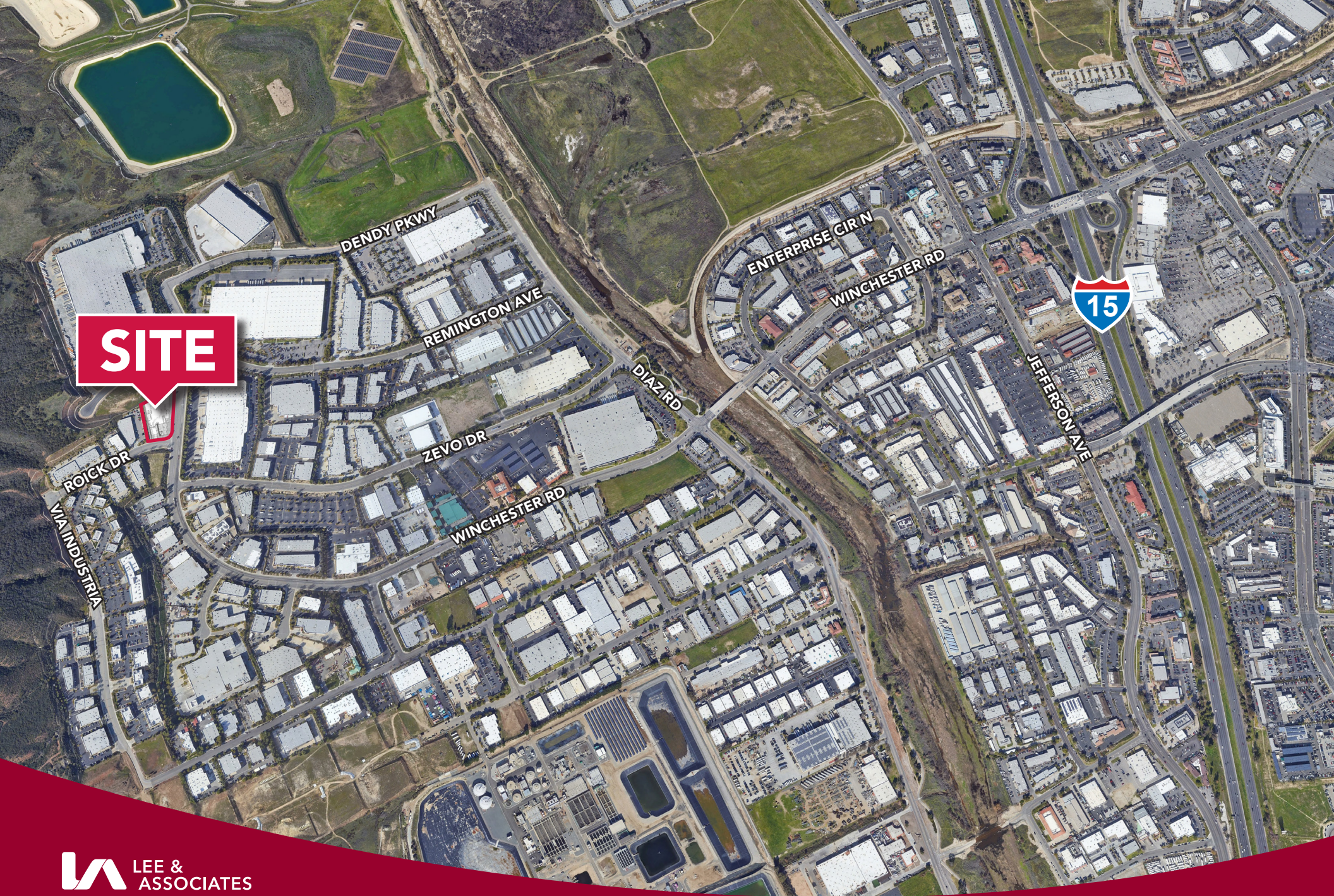
PROJECT DEVELOPED BY

**SHP**  
Sailhouse Properties

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**SITE**

**LEE & ASSOCIATES**  
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