

42381
Rio Nedo Rd.
Temecula, CA



FOR SALE / LEASE

±22,000 SQ. FT. ON ±1.29 ACRES

JACK FARIS

Senior Vice President | Partner

714.935.2318

jfaris@voitco.com

License #00912766

Voit

REAL ESTATE SERVICES

2020 Main Street, Suite 100
Irvine, CA 92614
voitco.com

FEATURES

This ±22,000 square foot industrial building sits on ±1.29 acres and offers a well-appointed ±3,200 square foot office component, complete with 7 private offices, a conference room, a lunch/break room, and 4 restrooms.

±22,000
SQUARE FEET

±3,200
SQUARE FEET OF OFFICE

- Double Interior Truck Well
- High Performanc Cool Roof 2025
- Security Cameras
- 22' Clear Height
- 1 Ground Level Loading Door
- 800 Amps 277/480 V, 3 Phase (verify)
- 40 Parking Stalls
- Exterior Security Cameras
- Burglar Alarm
- Easy Truck Access
- Close to Major Freeways



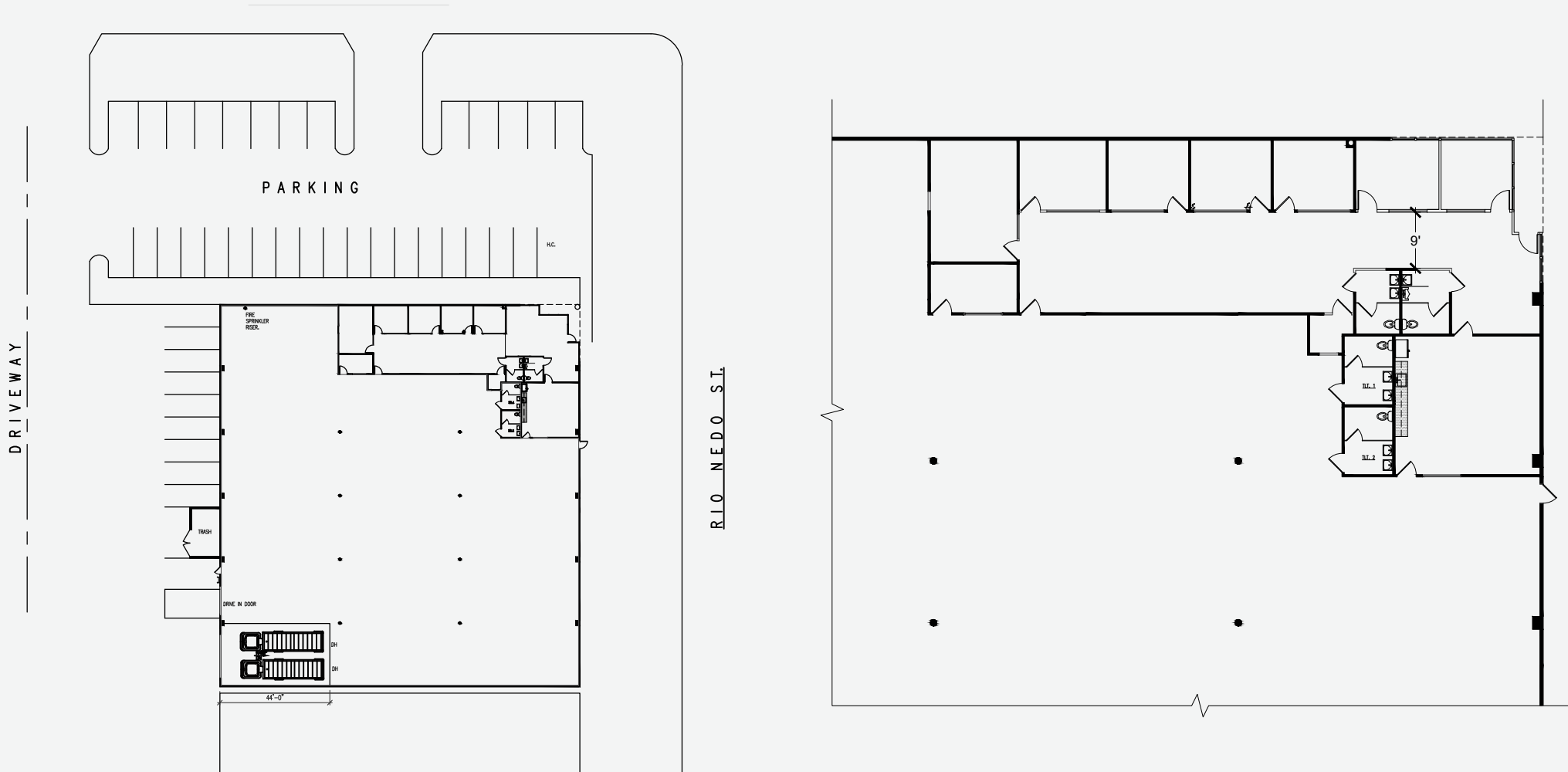
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FLOOR PLAN



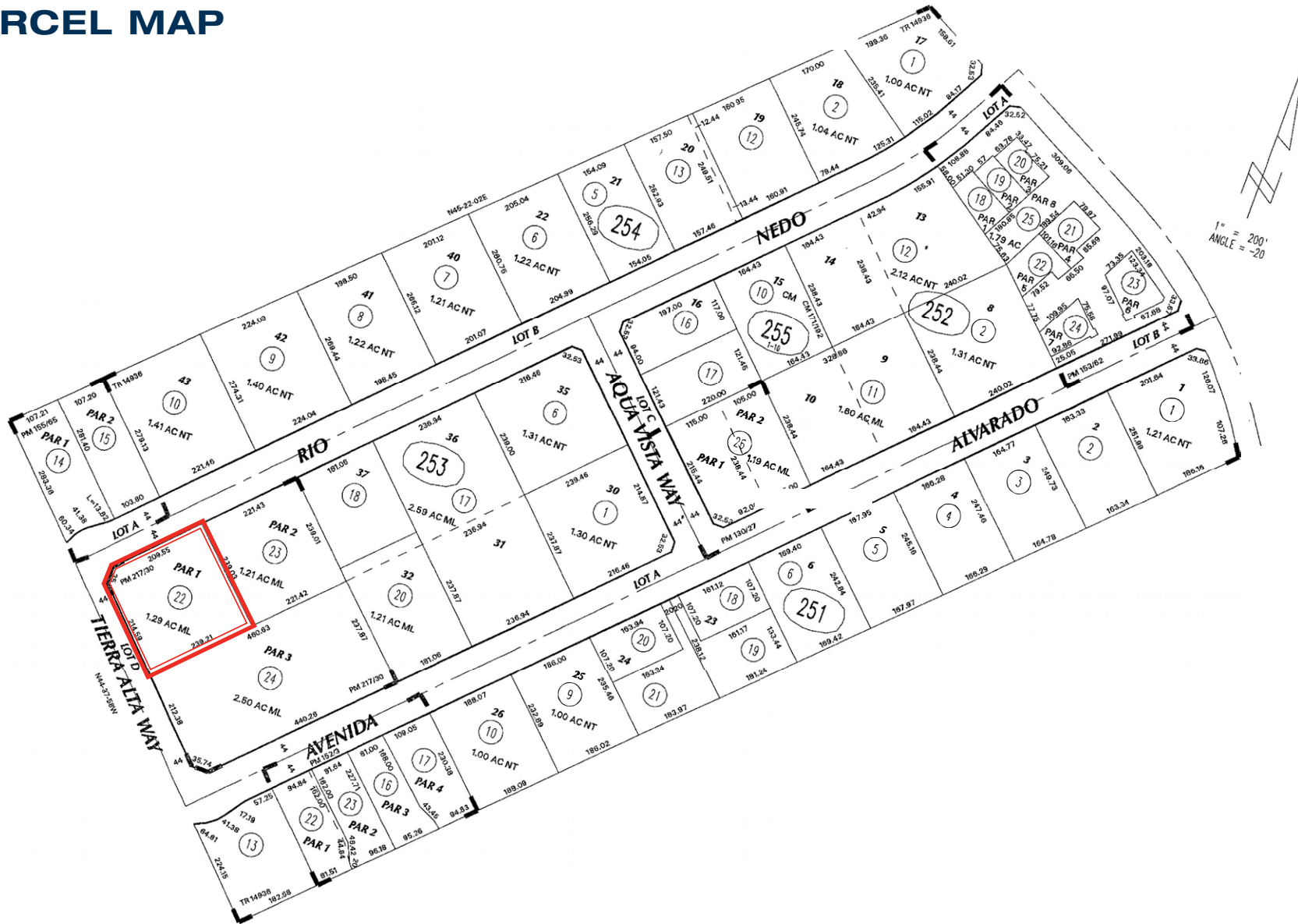
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PARCEL MAP



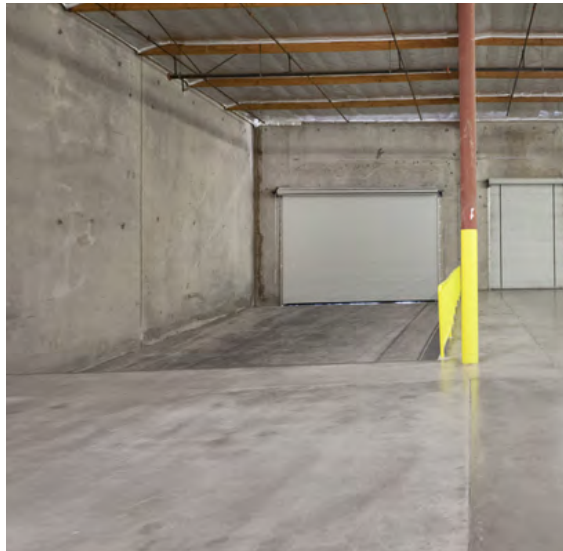
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INTERIOR PHOTOS



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AERIAL



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