

ONE-OF-A-KIND OWNER-USER INVESTMENT OPPORTUNITY

\$3,950,000



41823

ENTERPRISE CIRCLE NORTH

TEMECULA, CA 92590



20,000 SF

FREESTANDING
BUILDING



QUALIFIES FOR 10% DOWN
SBA LOAN



WAREHOUSE WITH GRADE-
LEVEL DOOR



INCOME FROM TENANTS
ON FIRST FLOOR



SECOND FLOOR VACANT -
IMMEDIATE OCCUPANCY

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PROPERTY HIGHLIGHTS

ADDRESS	41823 Enterprise Circle North, Temecula, CA 92590
TOTAL SQUARE FEET	+/- 20,000 SF
BUILDING DESCRIPTION	Free-standing, two-story, high-image, concrete tilt-up
OWNER INCOME	Three (3) tenants on 1st floor; 2nd floor vacant
WAREHOUSE SQUARE FEET	+/- 1,200 SF
ELEVATORS	1
LAND AREA	0.91 acres
YEAR BUILT	2005
LOADING	One (1) grade level loading door
PARKING SPACES	54 spaces
POWER	800a/120-208v
HVAC	100% climate controlled
FIRE PROTECTION	Full sprinklered
WATER & SEWER SERVICE	Provided by the City of Temecula
ELECTRICAL SERVICE	Southern California Edison (SCE)
LANDSCAPING	Minimal landscaping with low maintenance foliage
LEASED SPACE	+/- 7,582 SF (3 suites on first floor)
VACANT SPACE	+/- 12,418 SF (entire second floor)
ASKING SALE PRICE	\$3,950,000 (\$197.50/SF)



FEATURES



**CLIMATE CONTROLLED
SERVER ROOM**



**NATURAL
GAS**



**GROUND LEVEL
LOADING DOOR**



**WAREHOUSE &
STORAGE AREA**



**TILT-UP CONCRETE
CONSTRUCTION**



**2-STORY ELEVATOR
SERVES MULTI-TENANT
BUILDING**

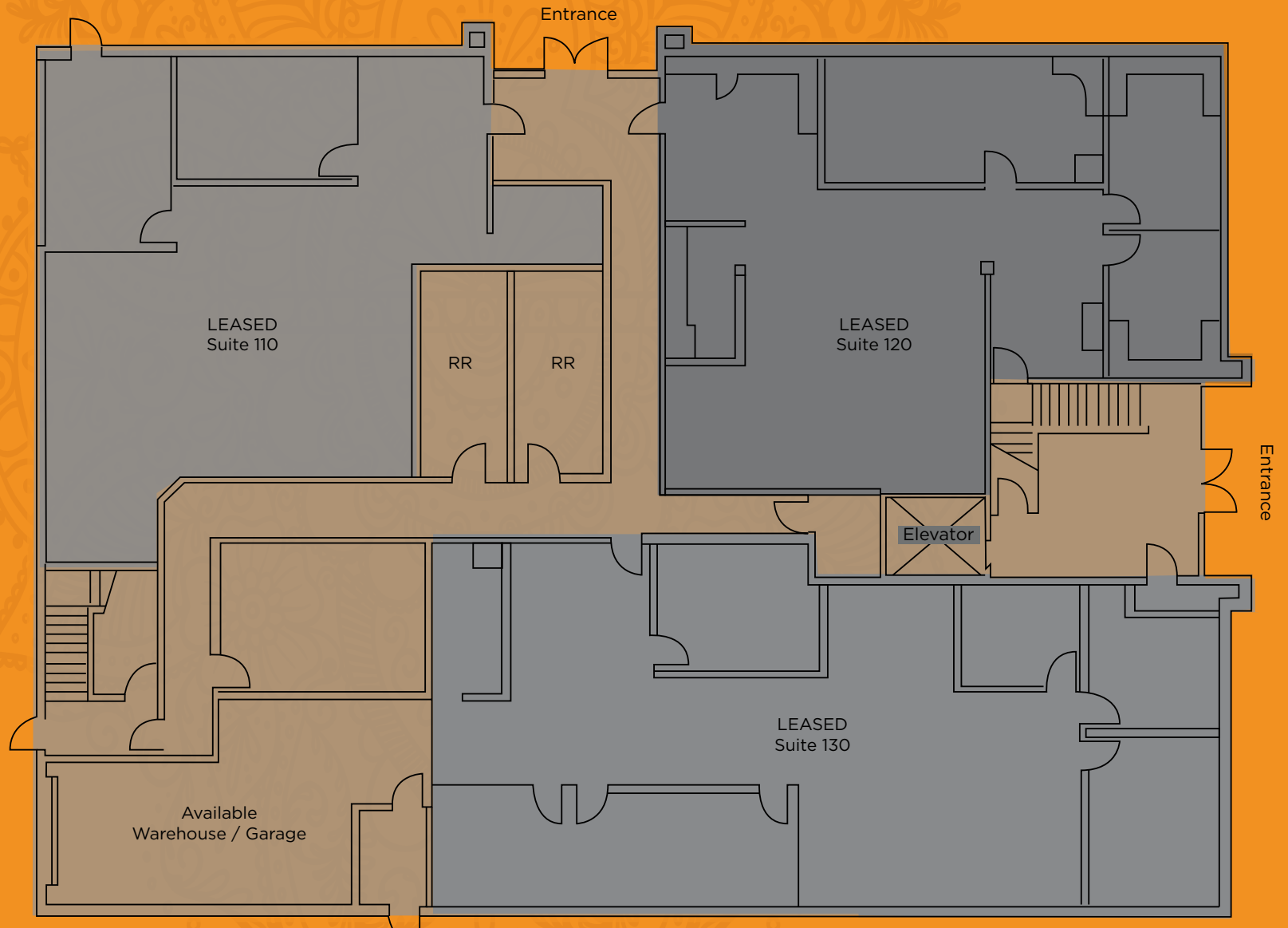


**MONUMENT
SIGNAGE**



**ALL-CONCRETE
PARKING**

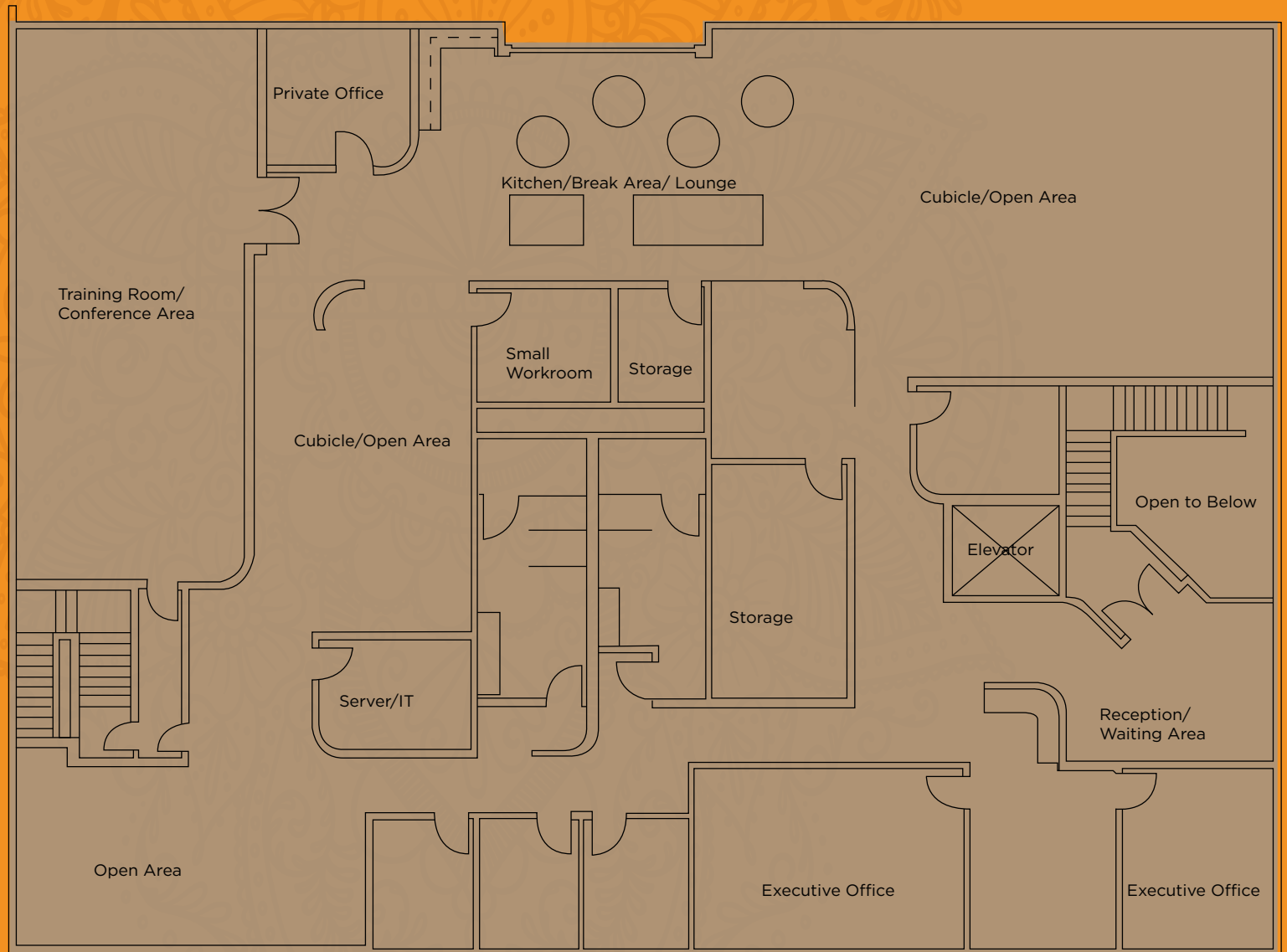
FIRST FLOOR



AERIAL TOUR



SECOND FLOOR



VITRUAL TOUR



LOCATION HIGHLIGHTS



0.5 Miles to
**I-15
&
I-215**



0.90 Miles to
**Promenade
Mall &
Shopping**



4.1 Miles to
**Ronald
Reagan
Sports
Park**



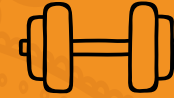
11.5 Miles to
**Lake
Skinner**



Close proximity
to
**Lodging &
Food
Services**



4.9 Miles to
**Temeku
Hills Golf
Course**

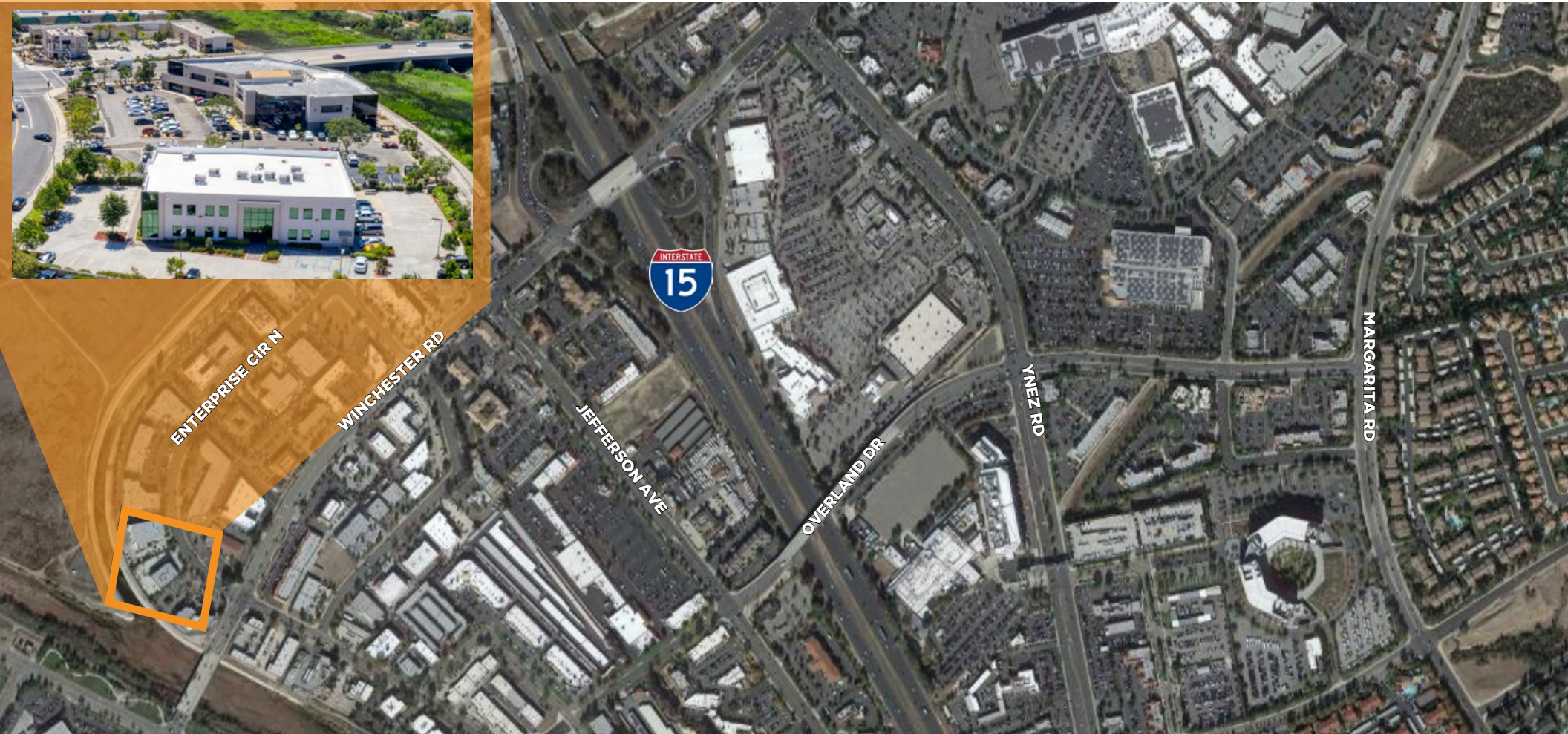


Close proximity
to
**Esporta
Fitness &
Fitness 19**



6.0 Miles to
**Temecula
Wine
Country**





For more information, please contact:

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