

SUBLEASE OPPORTUNITY

COLD STORAGE INDUSTRIAL FACILITY

±31,000 SF AVAILABLE



28410 VINCENT MORAGA DRIVE
TEMECULA, CALIFORNIA 92590

FOR MORE INFORMATION, PLEASE CONTACT:

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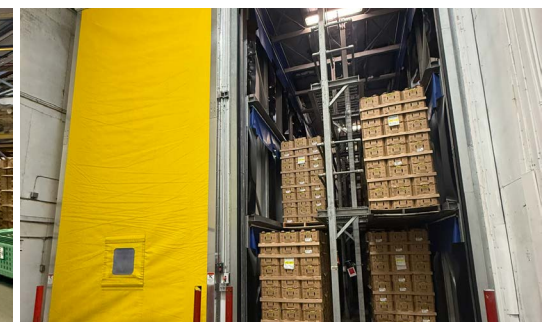
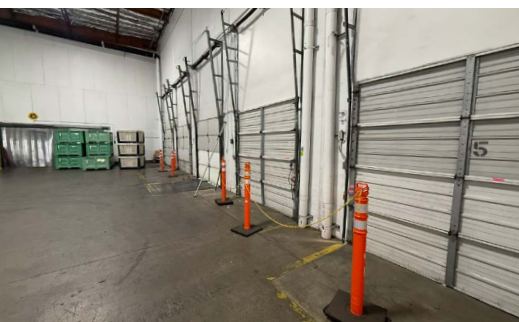
TROY POLLET

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Property Highlights

- **Location:** 28410 Vincent Moraga Dr, Temecula, CA
- **Available:** ±31,000 SF
- **Lease Expiration:** 04/30/2034
- **Type:** Cold storage facility
- **Clear Height:** 28'
- **Dock High Loading:** 8 DH Doors (3 with Pit levelers, 3 exterior truck wells)
- **Ground Level Loading:** 4 Doors
- **Lighting:** Yes
- **Yard:** Secured and fenced

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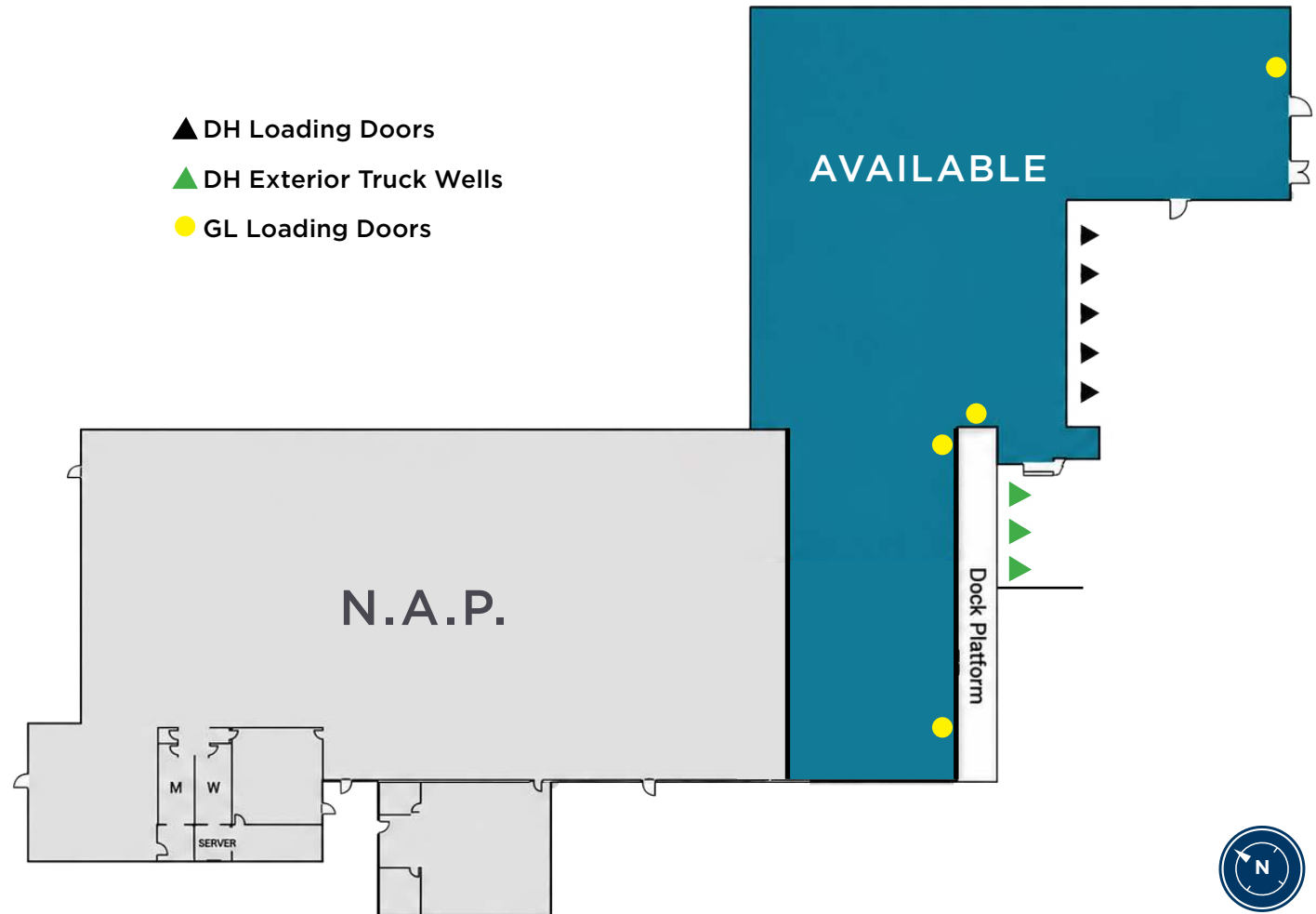
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- ▲ DH Loading Doors
- ▲ DH Exterior Truck Wells
- GL Loading Doors



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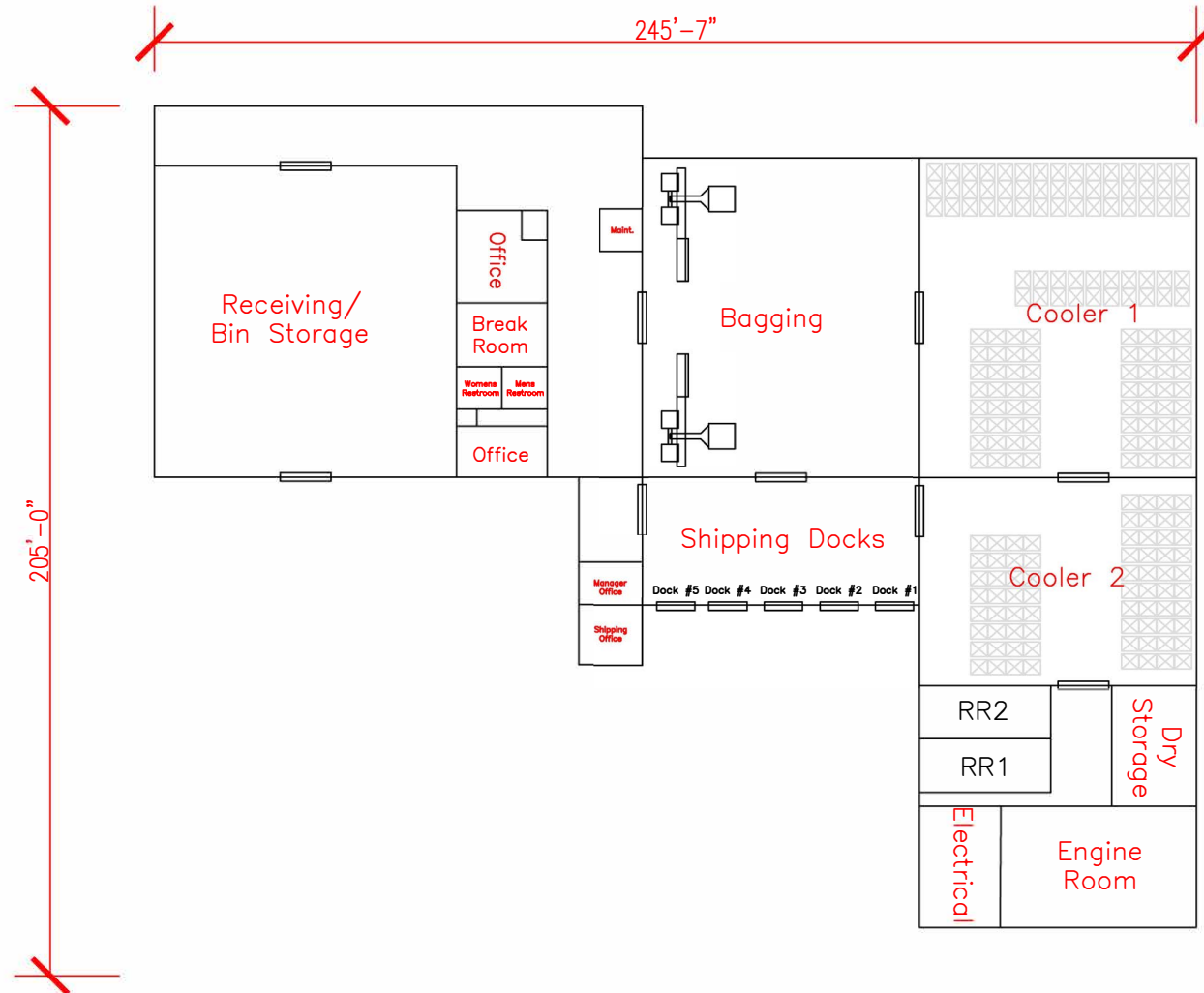
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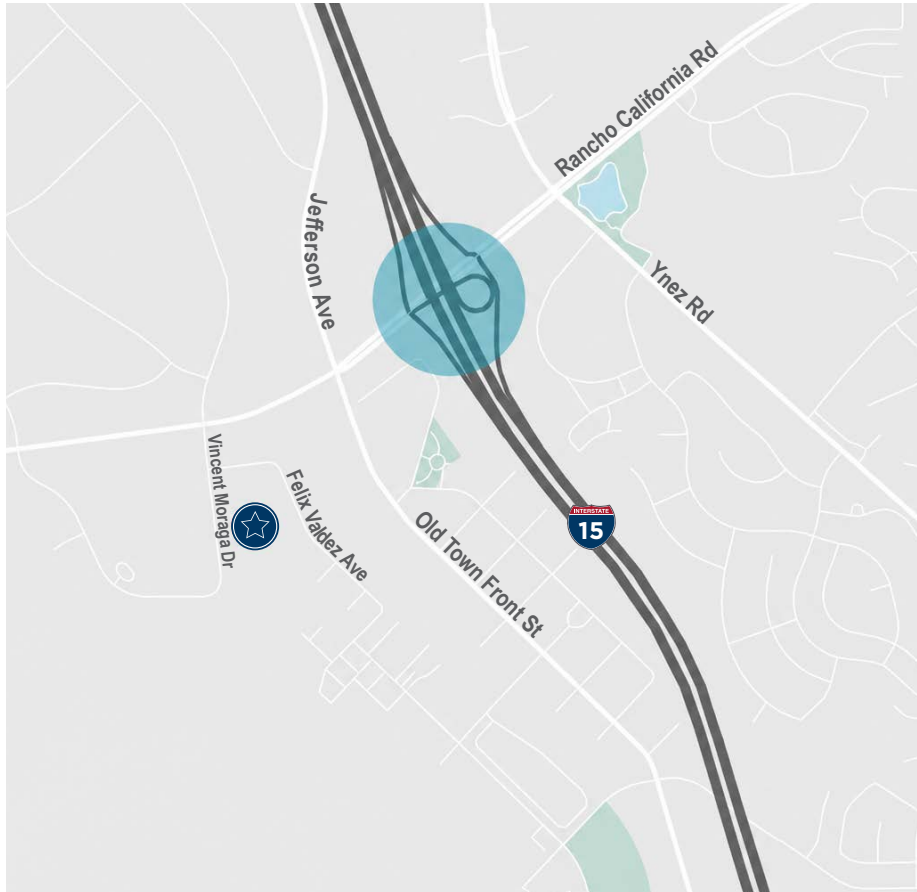
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Location Highlights

- Immediate access to Interstate 15
- Centrally located within Temecula's premier industrial and business district
- Excellent regional connectivity to San Diego, Orange County, Riverside, and the Inland Empire
- Minutes from Old Town Temecula, major retail centers, restaurants, hotels, and business services
- Convenient access to Highway 79 (Winchester Road) and State Route 79 South
- Strategic Southern California distribution location
- Close proximity to FedEx, UPS, Amazon, and regional logistics providers
- Located in an established business park surrounded by institutional-quality industrial properties
- Approximately 60 miles to San Diego, 60 miles to Orange County, and 90 miles to Downtown Los Angeles

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