AVAILABLE FOR SALE

HEAVY POWER / EXCESS YARD

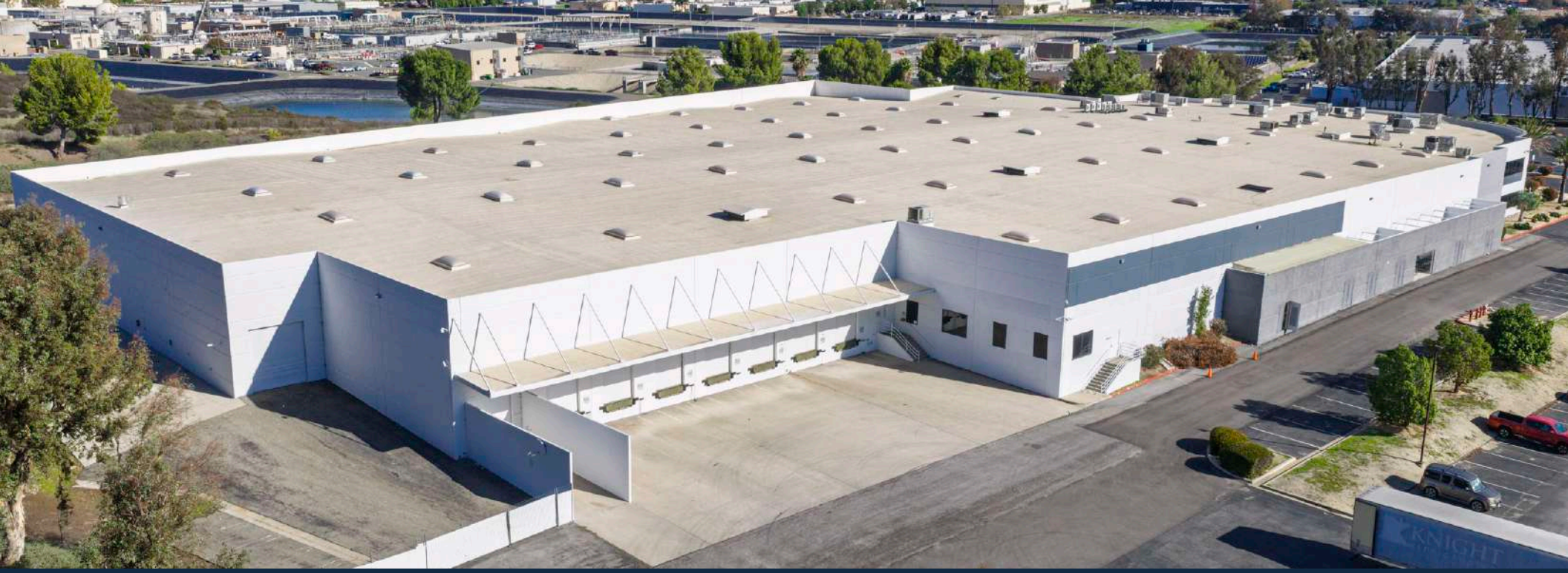
43195 BUSINESS PARK DRIVE
TEMECULA, CA 92590



CUSHMAN & WAKEFIELD

±160,561 SF / INDUSTRIAL MANUFACTURING BUILDING

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

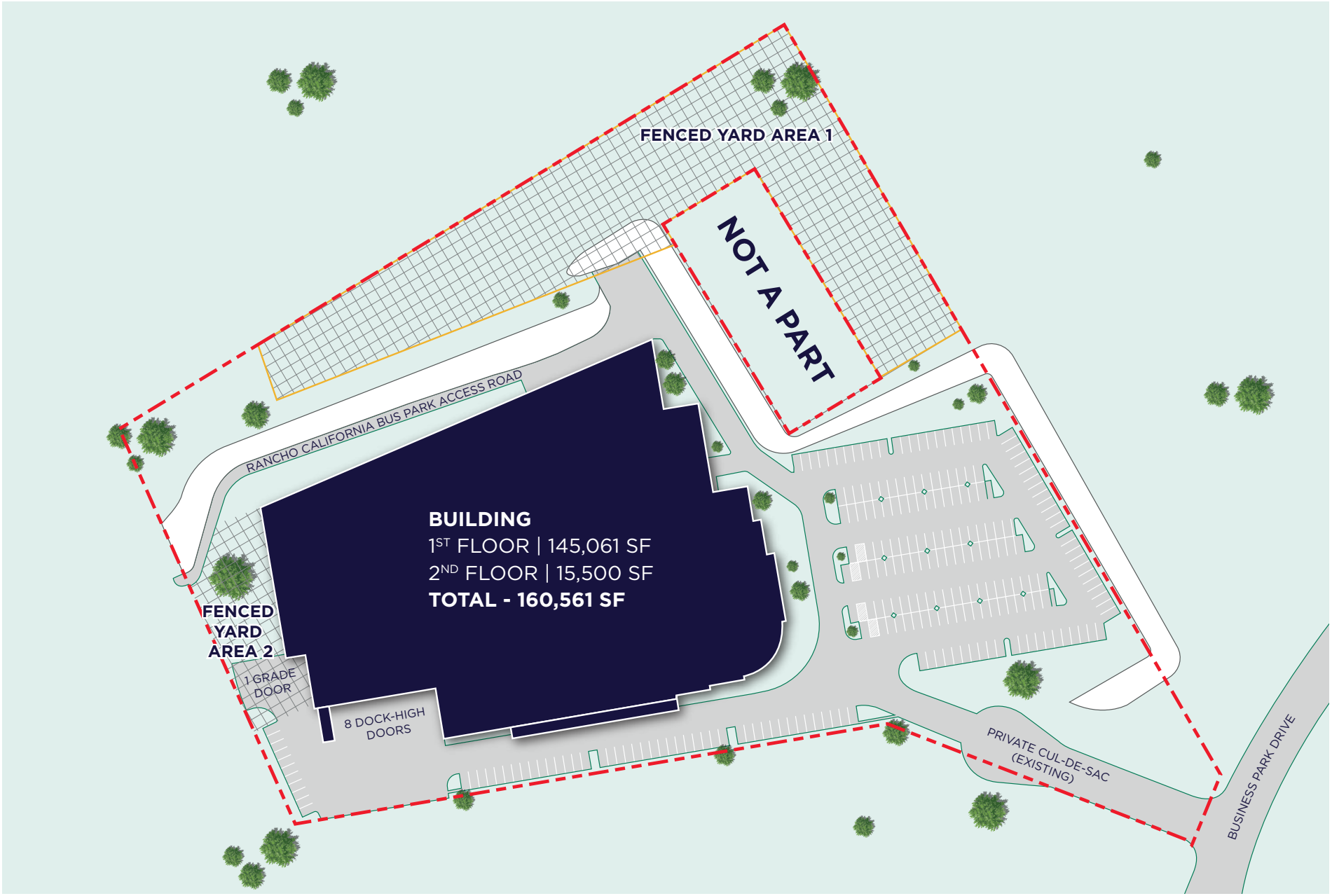


TOTAL SQUARE FEET	±160,561 SF
OFFICE AREA	15,500 SF 1st floor lab/assembly 15,500 SF 2nd floor
SITE AREA	11.47 Acres/32% coverage
YEAR BUILT	1991 - Reconditioned in 2024
SPRINKLERS	CMSA
VEHICLE PARKING	246 Parking spaces (expandable trailer parking)
COLUMN SPACING	50′ x 56′
ROOF	New roof with 20-year warranty

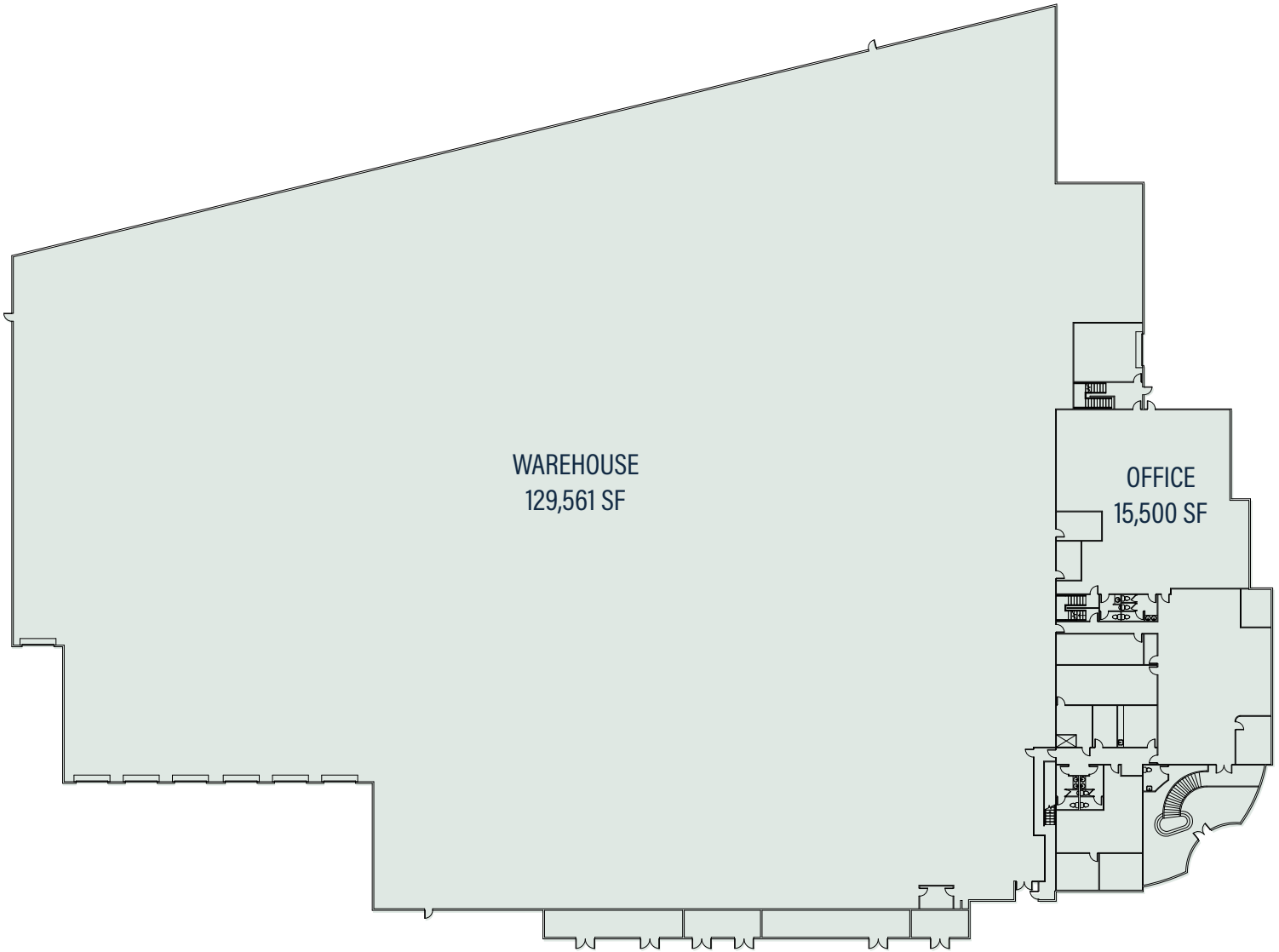
CONSTRUCTION	Concrete tilt-up
CLEAR HEIGHT	24′ - 25′
DOCK HIGH DOORS	8 (9′ x 10′)
GRADE LEVEL DOORS	2 (10′ x 14′)
POWER	4,000 amps, 277/280v, 3-phase, 4-wire
APN	921-020-072
ZONING	FTZ 153/Light Industrial (LI), City of Temecula
YARD	Large fenced yard and excess yard
FOR SALE	Call Broker

ASSET PROFILE

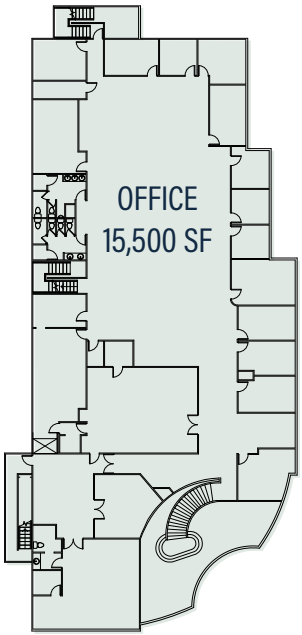
SITE PLAN


FENCED YARD AREA 1
NOT A PART
RANCHO CALIFORNIA BUS PARK ACCESS ROAD
BUILDING
1ST FLOOR | 145,061 SF
2ND FLOOR | 15,500 SF
TOTAL - 160,561 SF
FENCED YARD AREA 2
1 GRADE DOOR
8 DOCK-HIGH DOORS
PRIVATE CUL-DE-SAC (EXISTING)
BUSINESS PARK DRIVE

FLOOR PLAN



FIRST FLOOR
145,061 SF



SECOND FLOOR
15,500 SF



MAIN ENTRANCE



INTERIOR LOADING AREA



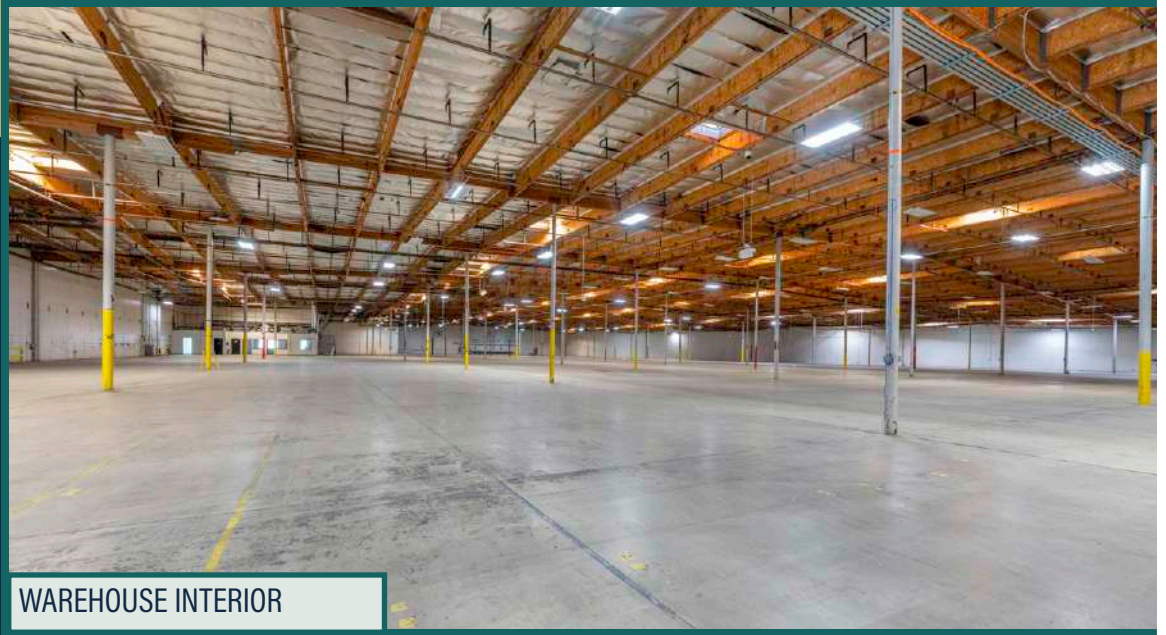
TWO-STORY LOBBY



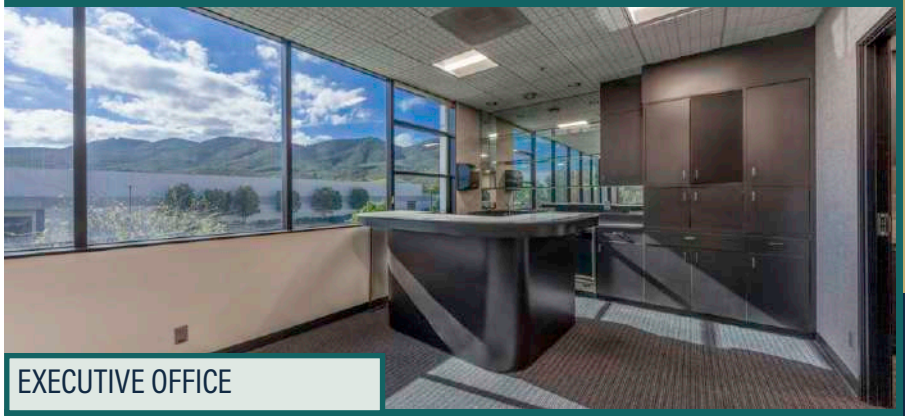
EXTERIOR LOADING AREA



PROPERTY AERIAL



WAREHOUSE INTERIOR



EXECUTIVE OFFICE



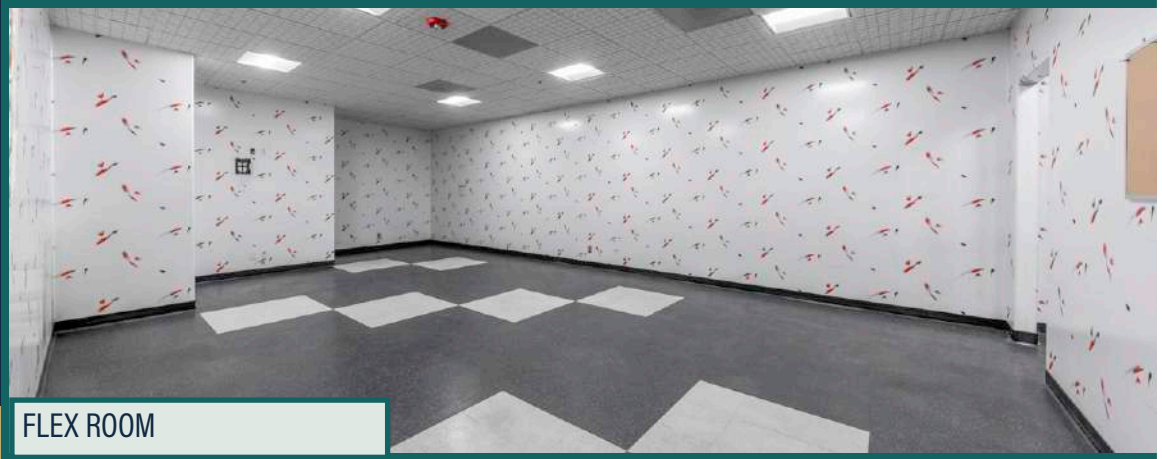
OPEN OFFICE AREA



PRIVATE OFFICE



CONFERENCE ROOM

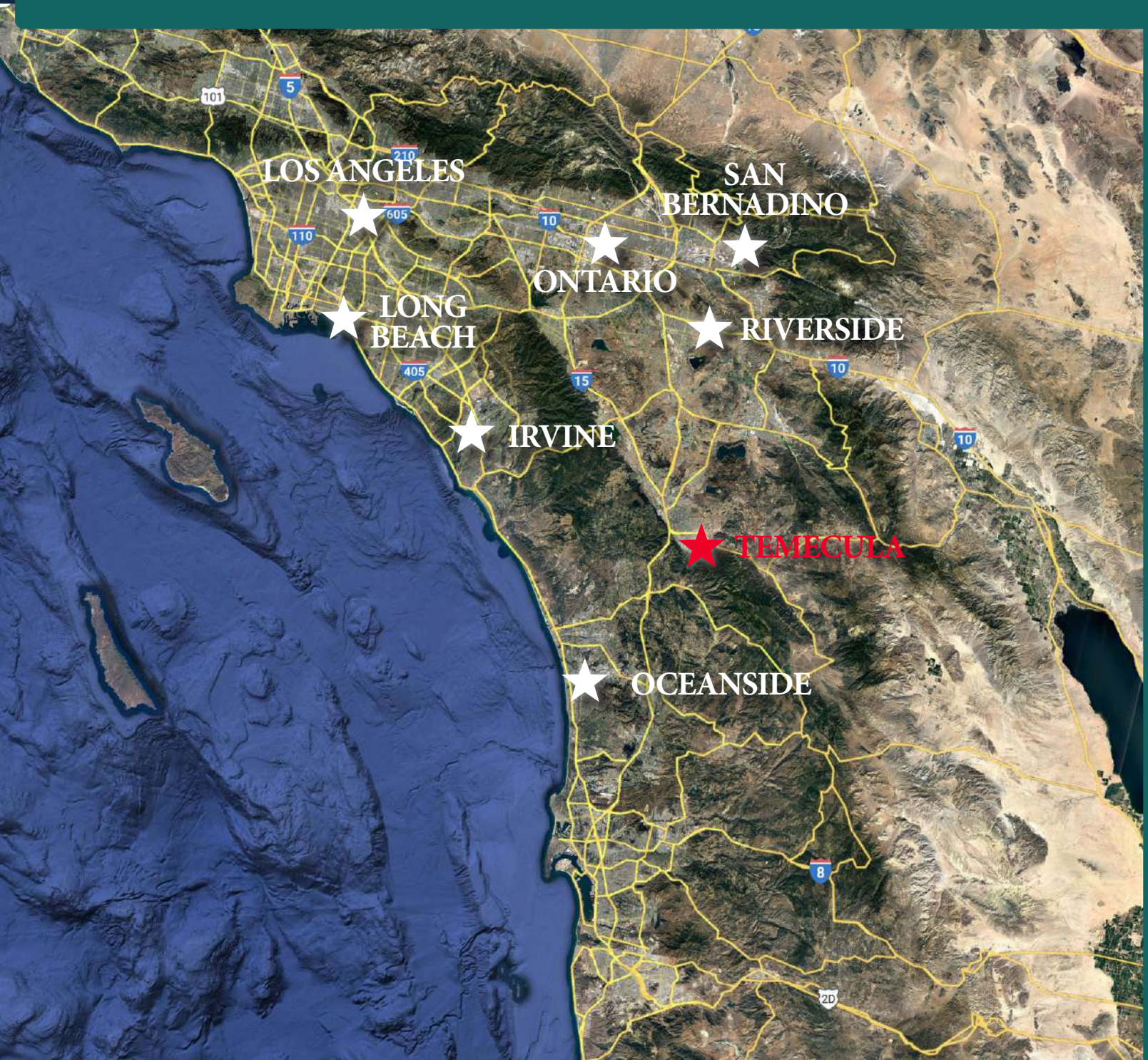


FLEX ROOM



OPEN FLEX SPACE

DRIVE TIME



30 MILES
TO OCEANSIDE

41 MILES
TO RIVERSIDE

49 MILES
TO SAN BERNADINO

59 MILES
TO SAN DIEGO

56 MILES
TO ONTARIO

63 MILES
TO IRVINE

84 MILES
TO LONG BEACH

85 MILES
TO LOS ANGELES

CORPORATE NEIGHBORS



AVAILABLE FOR SALE



CUSHMAN & WAKEFIELD

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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