

FOR SALE

27419 Via Industria #01

\$440,000 (\$85.27 SF)

Temecula, CA



**VENTURE PACIFIC
COMMERCIAL SERVICES**

JASON LIPOVSKY
B 858-538-7774
F 858-764-2810

All information contained herein is obtained from the sourced deemed to be reliable.
However, this information is not guaranteed and should be verified. DRE #01443834

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DESCRIPTION

FLEX BUILDING OPPORTUNITY!!! The asset is comprised of an attached class A industrial flex building located in the Temecula Corporate Center in the premier Winchester business center planned industrial development. The building is comprised of a two story suite and boasts a total of 5,160 square feet of improved space. This industrial offering is situated off a main thorough, Winchester Road in the city of Temecula boarding Murrieta. This offering displays current amenities that include a high profile glass façade, first floor open showroom, climate controlled HVAC system, kitchen, break room, and high powered lighting. The current build out would accommodate an array of office and industrial uses. Opportunities like this one rarely becomes available in Temecula!

PROPERTY SPECIFICS

APN	909-325-011
Property Type	Industrial, Office, Showroom
Zoning	Industrial Park
Total Lot SF	10,686 SF
Building SF	approx. 5,160 (2 stories)
Year Built	2008
Power	277/480 V-4W 3 Phase
Ceiling Height	26 FT
1 Grade Level Door	12' H x 14' W

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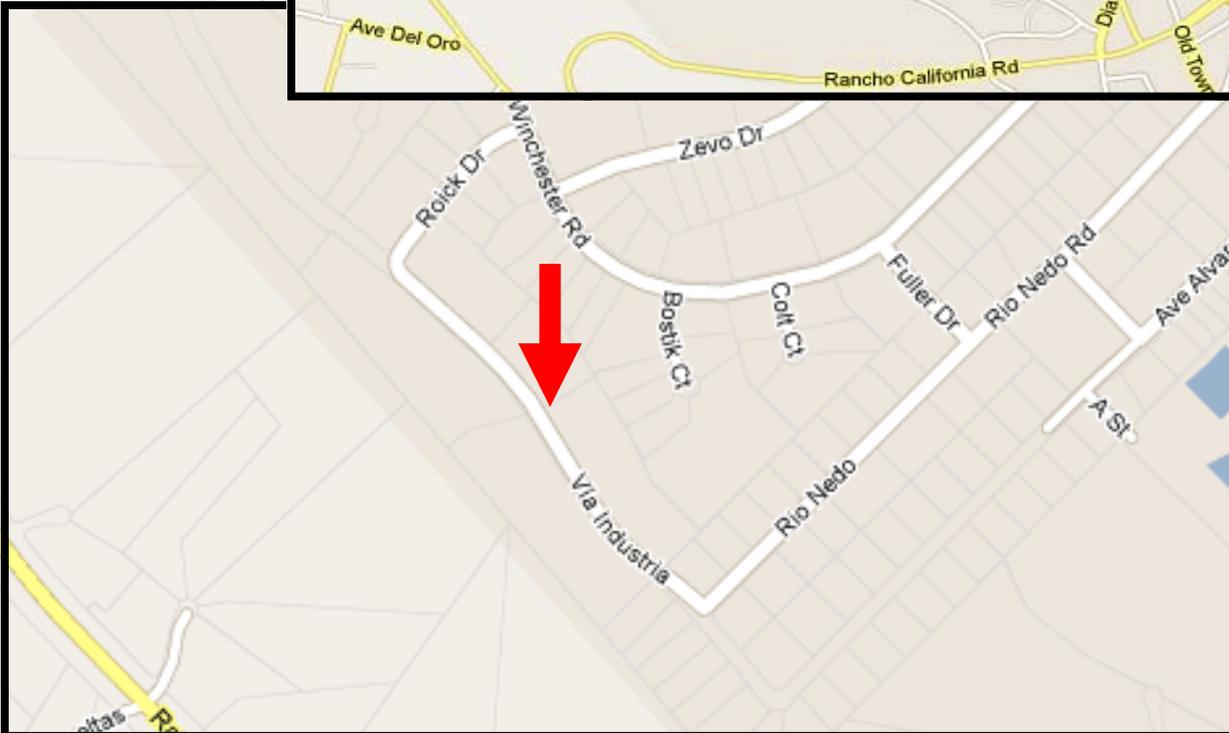
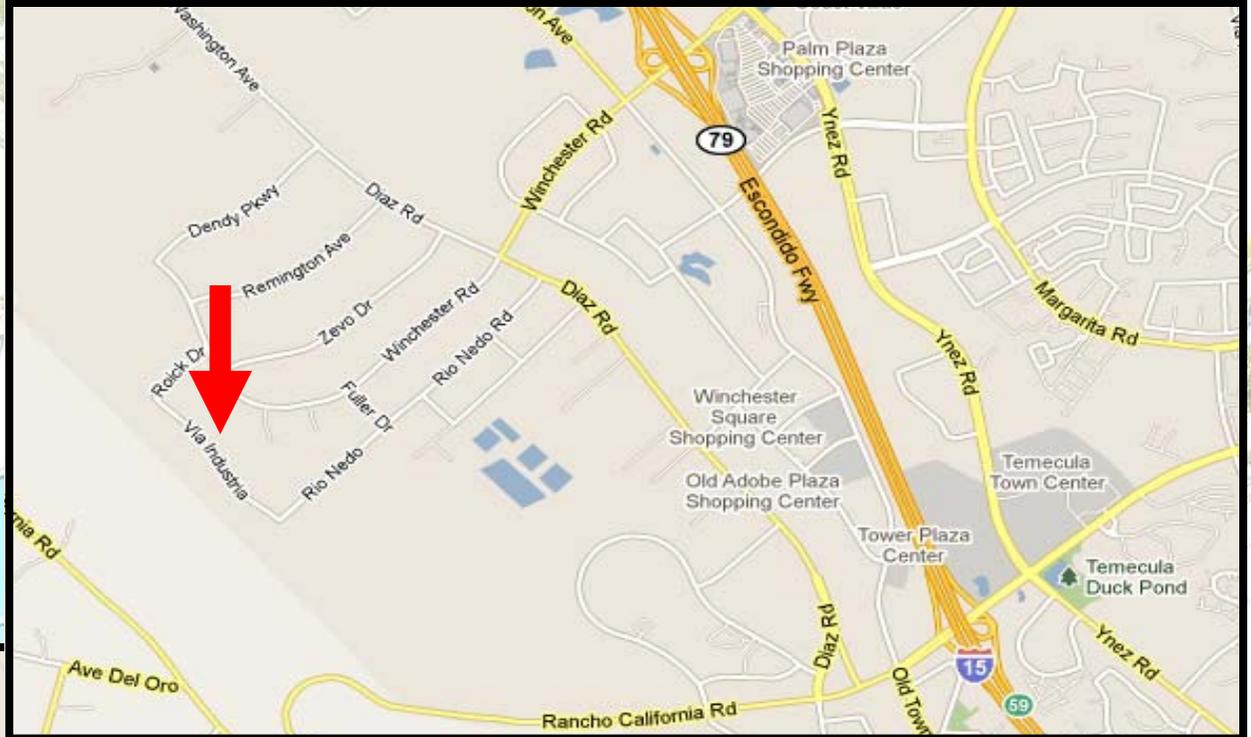
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MAPS



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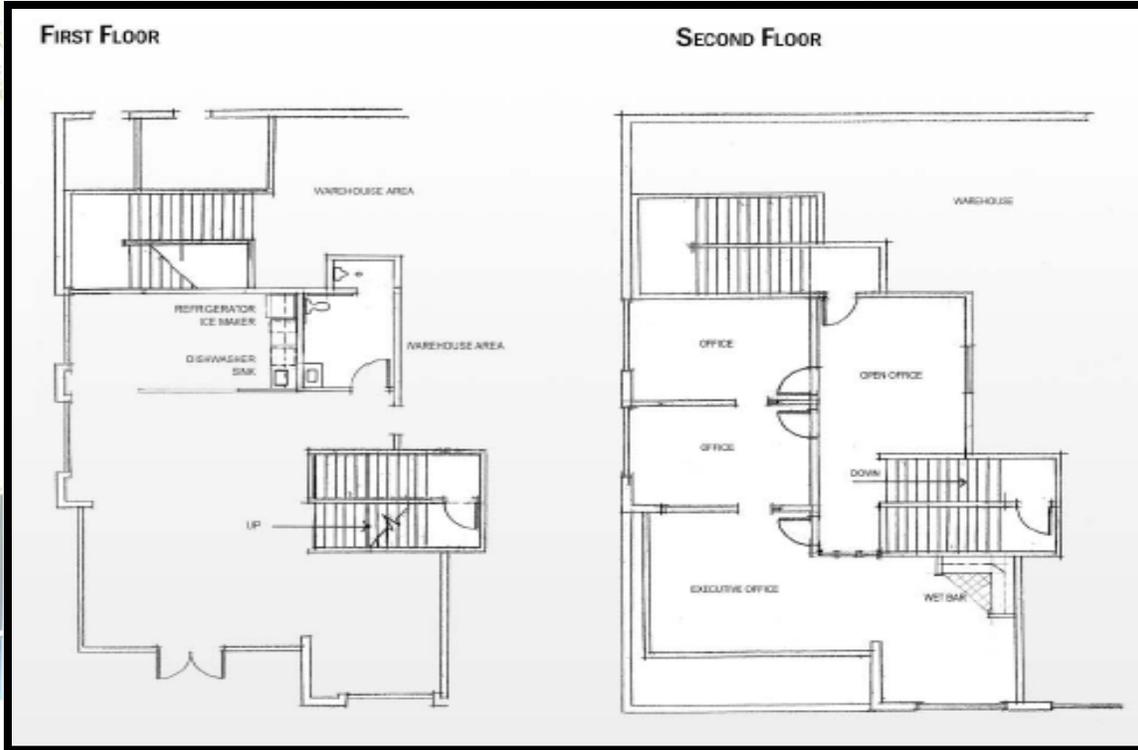
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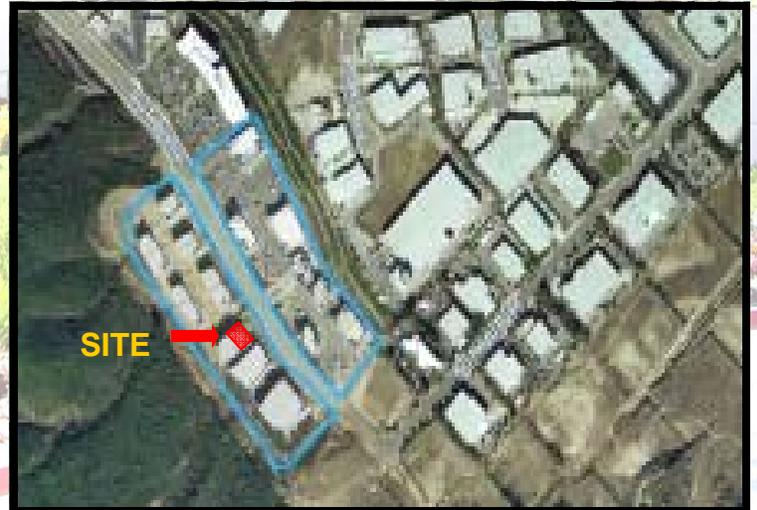
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FLOORPLAN & AERIAL/PLOT MAP



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GRADE LEVEL DOOR



26' CEILING HEIGHT



WAREHOUSE



OFFICE

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