

# +/- 19,427 SF INDUSTRIAL BUILDING

42020 WINCHESTER ROAD, TEMECULA, CA



**ASKING \$3,477,500 (+/- \$179 PSF)**



**CONTACT: MAHLON TOBIAS**

[mahlon@tobiascommercial.com](mailto:mahlon@tobiascommercial.com)

Direct: 909.645.2427

[www.tobiascommercial.com](http://www.tobiascommercial.com)

CalBRE License # 01398009

# FEATURES

42020 Winchester Road, Temecula



- +/- 19,427 Freestanding Industrial Building w/ +/-6,062 SQ. FT. office space
- 24' Warehouse Clear Height
- Fire Sprinkler Served
- 800 AMPS, 120/208V, 3 Phase Electric
- FIOS Available
- Convenient I-15 & I-215 Freeway access via Winchester Road.
- Three (3) 12' x12' Ground Level Doors
- Small Fencible Yard Space in Rear of Building
- Insulated Warehouse Ceiling
- Located within blocks of Temecula's largest employers, restaurants, & shopping centers.
- Ideal mix of private offices and open work areas.
- 2" gas line stubbed to Warehouse
- **CUP for Car Sales**
- **DO NOT DISTURB TENANT, PLEASE CALL BROKER TO SHOW**



# 1st FLOOR

42020 Winchester Road, Temecula



This document has been prepared for advertising and general information only. Tobias Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Tobias Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

# MASTER OFFICE

42020 Winchester Road, Temecula



This document has been prepared for advertising and general information only. Tobias Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Tobias Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

# WAREHOUSE

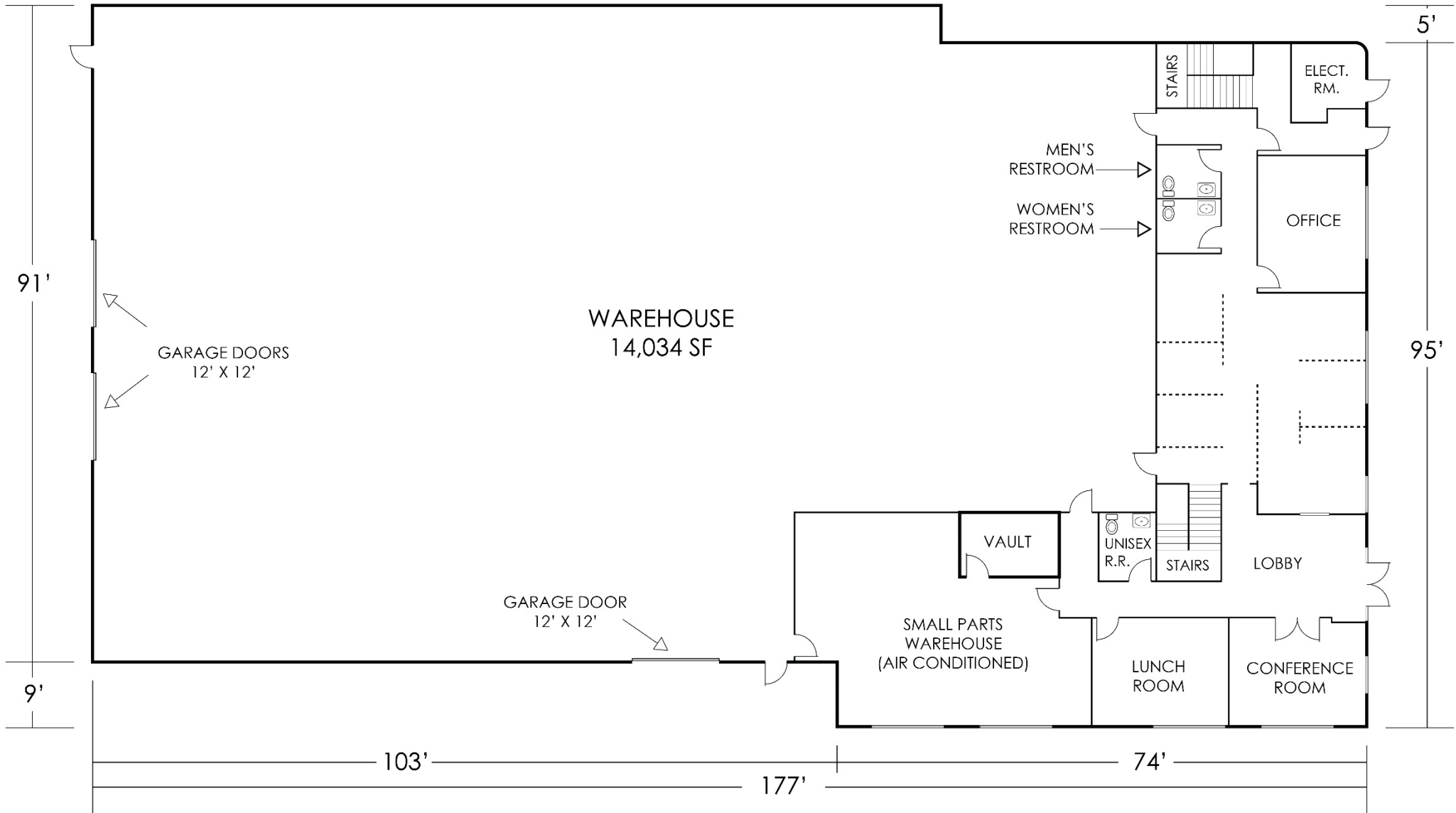
42020 Winchester Road, Temecula



This document has been prepared for advertising and general information only. Tobias Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Tobias Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

# FLOOR PLAN (1<sup>st</sup> FLOOR)

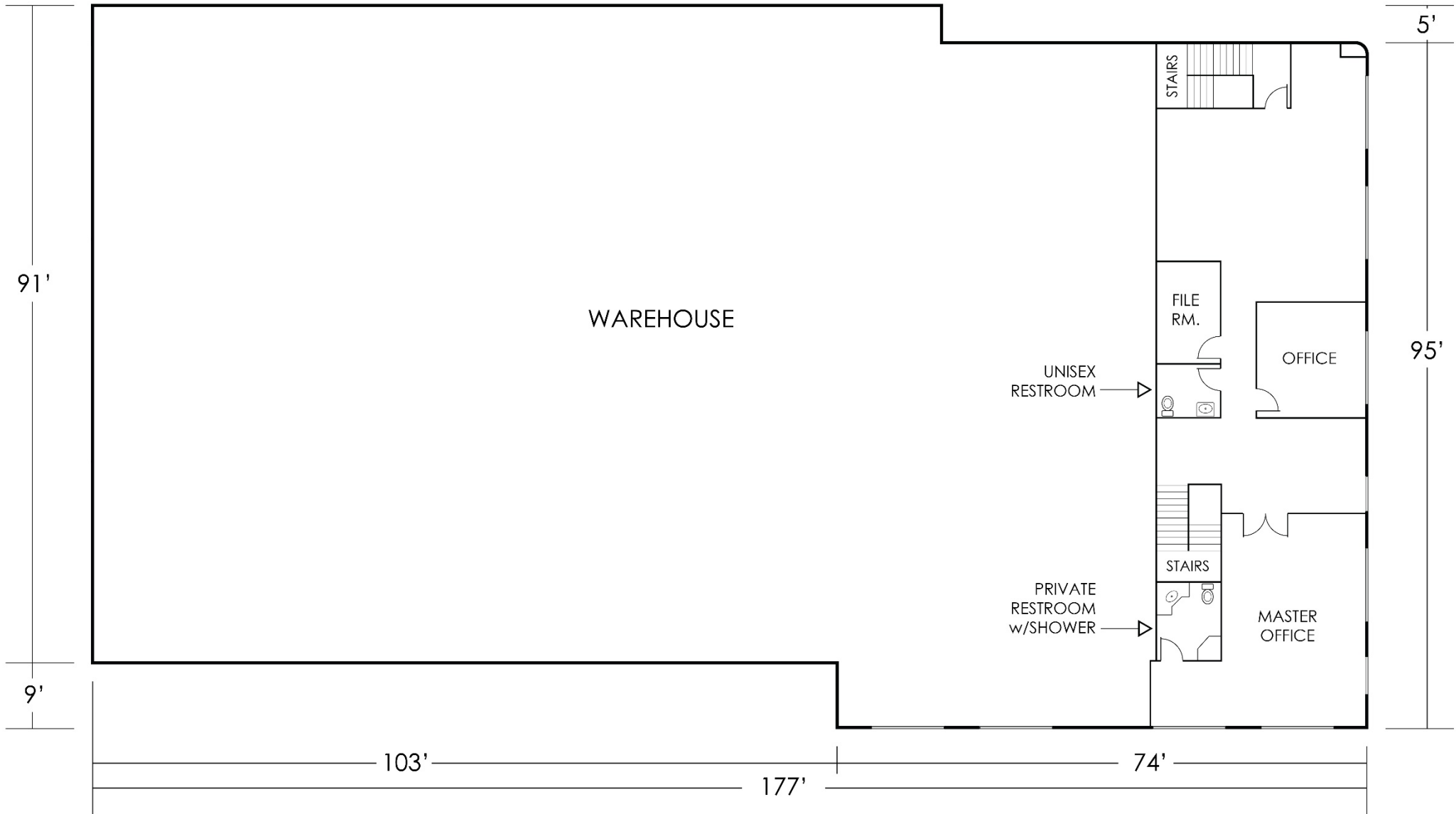
42020 Winchester Road, Temecula



This document has been prepared for advertising and general information only. Tobias Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Tobias Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

# FLOOR PLAN (2<sup>nd</sup> FLOOR)

42020 Winchester Road, Temecula



This document has been prepared for advertising and general information only. Tobias Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Tobias Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

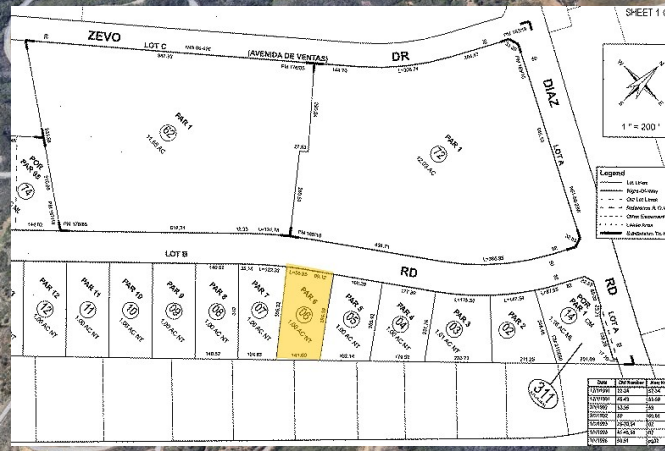


Promenade Regional Mall

★ 42020 Winchester Road

Temecula Town Center

Old Town Temecula



**CONTACT: MAHLON TOBIAS**  
Direct 909.645.2427

This document has been prepared for advertising and general information only. Tobias Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Tobias Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.