

43085 BUSINESS PARK DRIVE, SUITE A
TEMECULA, CALIFORNIA 92590

FOR LEASE
±38,478 SF MANUFACTURING /
DISTRIBUTION WAREHOUSE



FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY OVERVIEW

43085 Business Park Drive, Suite A represents a rare opportunity to lease a high-image, premier end-cap manufacturing and distribution facility in the heart of Temecula's primary industrial corridor. Featuring exceptional clear height, high-capacity dock loading infrastructure, heavy power, and turn-key professional office space, this property is ideally configured for high-throughput logistics, precision manufacturing, regional distribution, or corporate operations.

PROPERTY FEATURES	SPECIFICATION / DETAILS
Total Space Available:	±38,478 SF (End-Cap Unit)
Existing Office Area:	±4,026 SF
Warehouse Floor Plate:	±34,452 SF Functional Clear Space
Warehouse Clear Height	24' Minimum Clear Height
Dock-High Loading:	4 Positions
Grade-Level Loading:	1 Oversized Door (12' x 14' Roll-Up)
Electrical Service:	400 Amp, 277/480 Volt, 3-Phase Heavy Power
Zoning:	Light Industrial (LI), City of Temecula
Access & Circulation:	Superior Heavy Truck Circulation & Staging
Location Highlights:	Immediate Proximity to I-15 via Rancho Cal Rd

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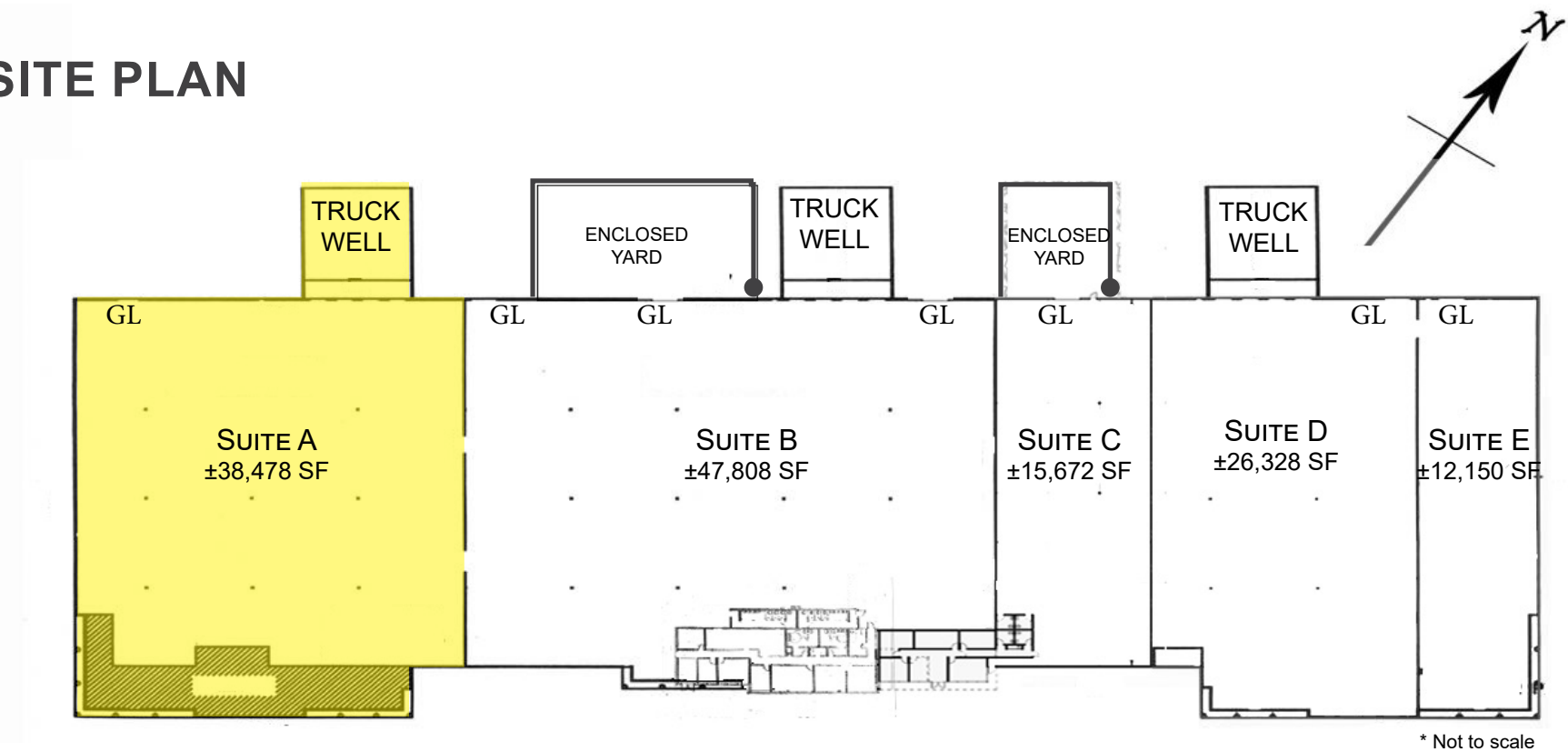
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AVAILABILITY

SUITE	SIZE	SPACE DESCRIPTION
A	+/- 38,478 SF	Premium end-cap manufacturing and distribution facility available for lease. The property features +/- 4,026 SF of well-appointed office space. The +/-34,452 SF warehouse provides 24' minimum clear height, one 12' x14' grade-level roll-up door, four dock-high loading positions, and a 400 Amp, 277/480 Volt power supply. Available 01/01/2027. Call agent for pricing and tour scheduling.

SITE PLAN



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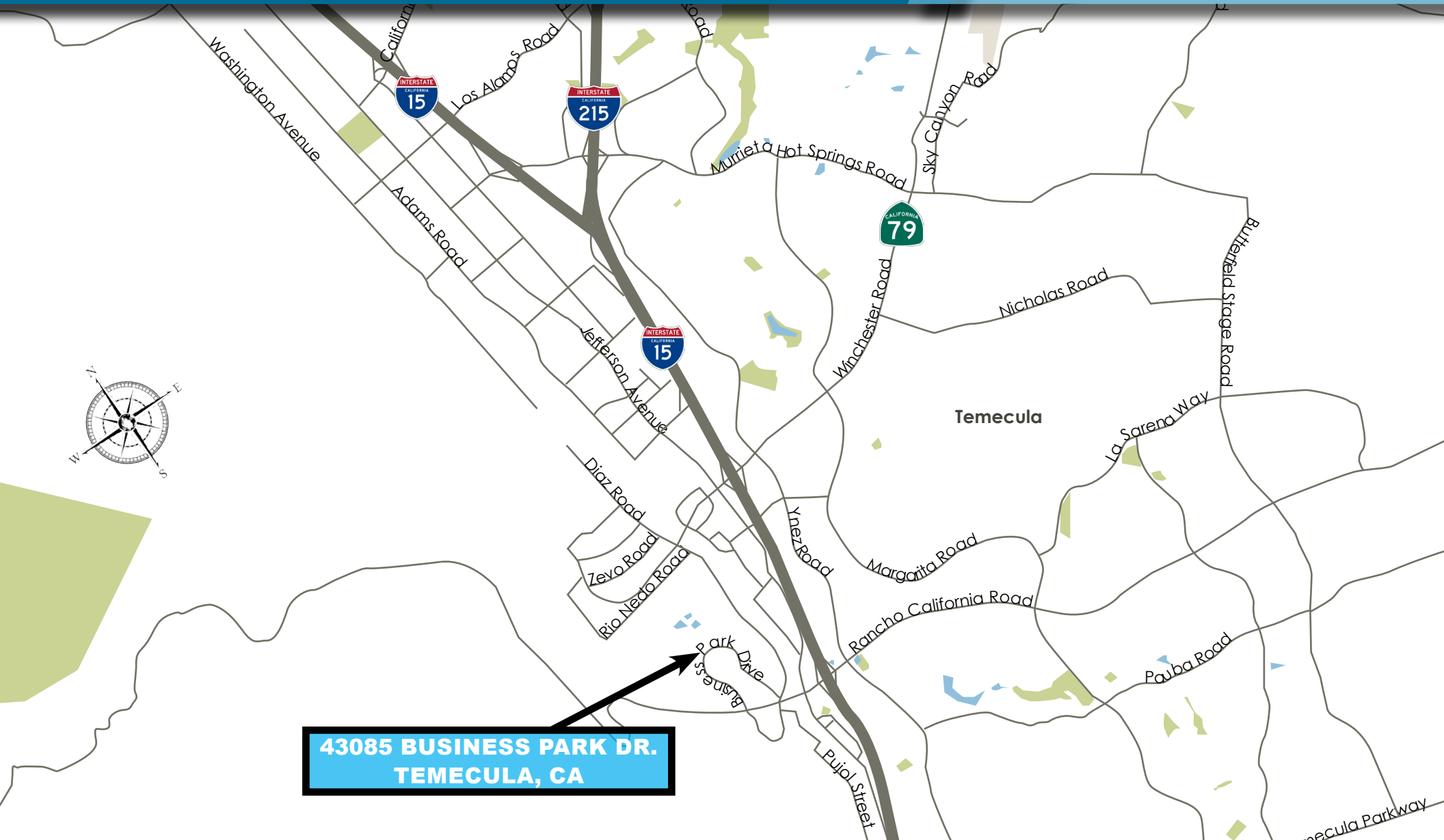
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Business Park Drive

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