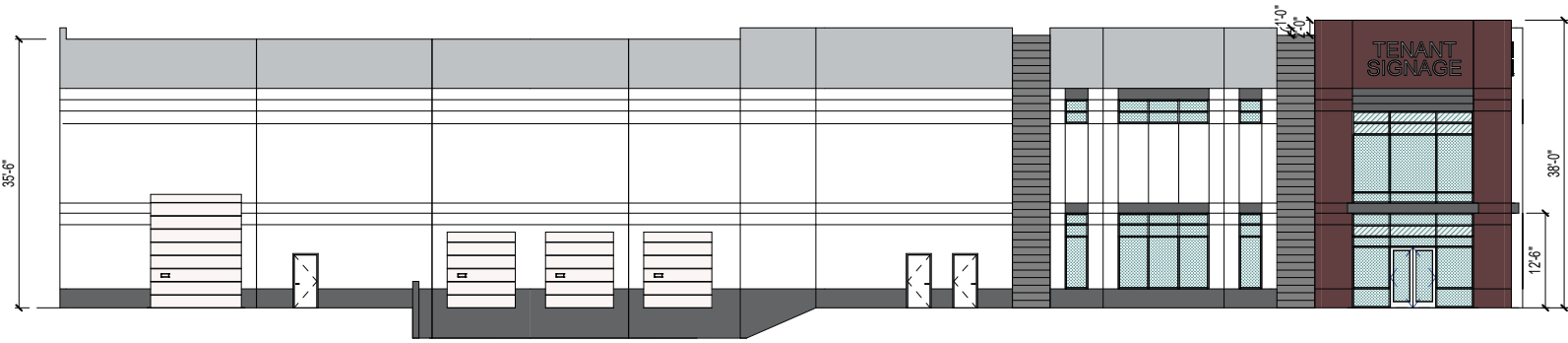


FOR LEASE

BUILDING 12

MS MOUNTAIN VIEW BUSINESS PARK

42660 AVENIDA ALVARADO | TEMECULA, CA



PROPERTY HIGHLIGHTS

- ±38,714 SF Freestanding Industrial Building For Lease
- Office = ±1,734 SF
Warehouse = ±36,980 SF
- 44 Parking Spaces
- 277/480 volts, 800 AMPS
- ±28' Clear Height
- ESFR K25/20-PSI Sprinklers
- 3 Dock High Doors (9'x10')
- 1 Ground Level Door (12'x15')
- Zoned: Light Industrial
[\(Click here for more info\)](#)
- Fee Simple Building
- Secured Yard
- 1 Mechanical Dock Leveler
- Estimated Completion: Q4 2023



LEASE RATE: \$1.25 NNN PSF/MO.

MICHAEL W. STRODE

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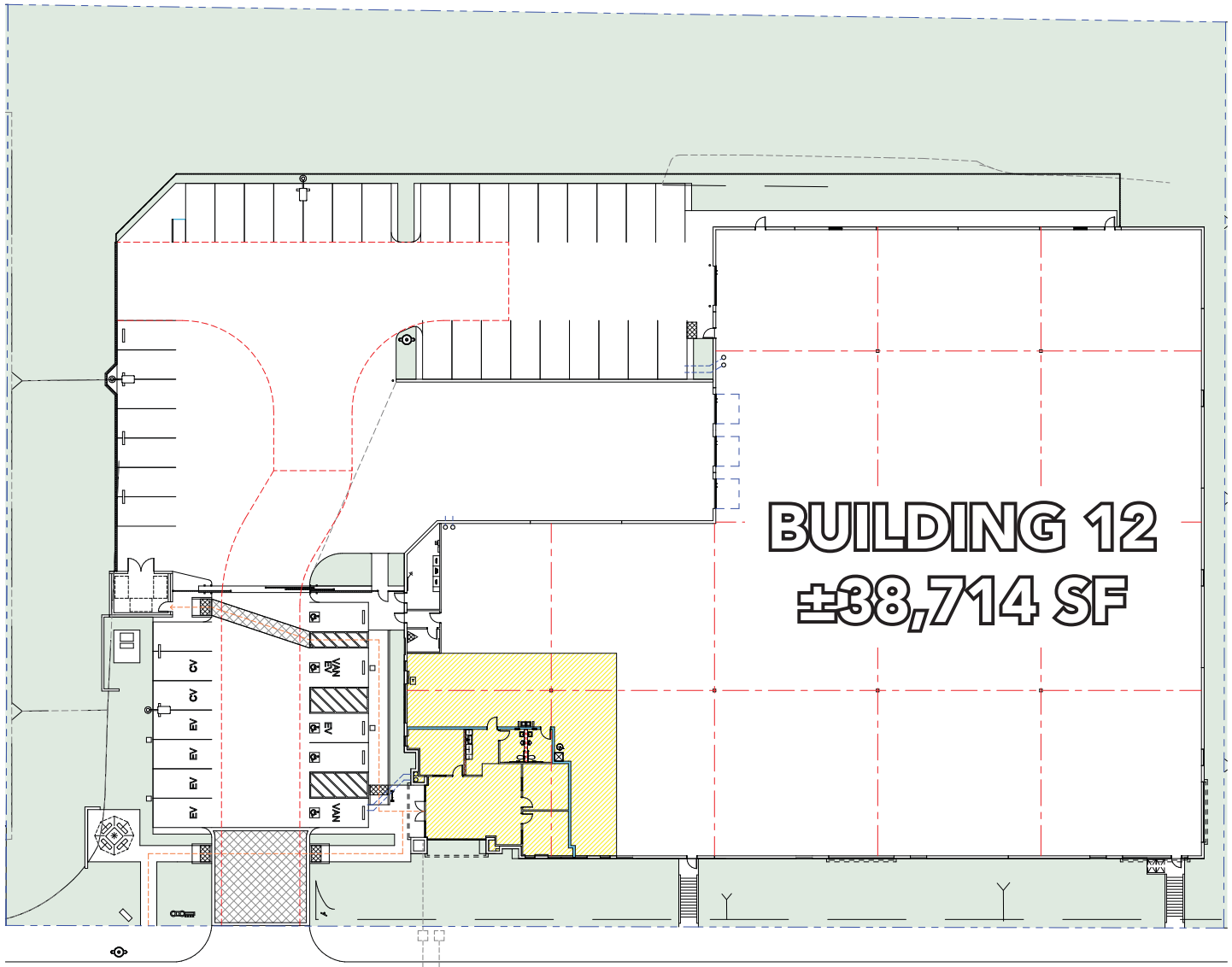
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BUSINESS PARK**

42660 AVENIDA ALVARADO | TEMECULA, CA

**SITE PLAN &
OFFICE PLAN**



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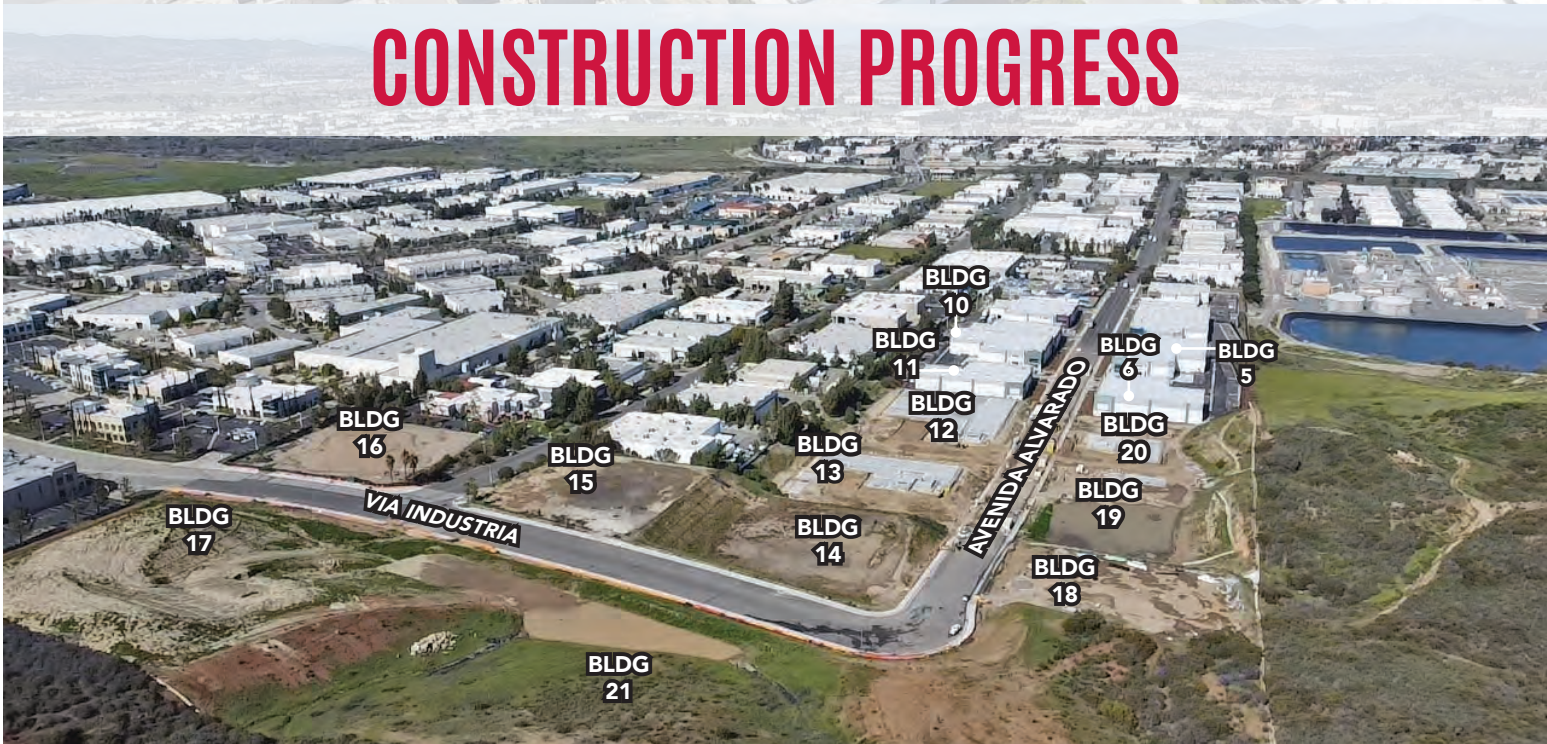
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CONSTRUCTION PROGRESS



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