

FOR LEASE
FLEX / INDUSTRIAL SPACE



HIGHLANDS BUSINESS CENTER
40880 COUNTY CENTER DRIVE | TEMECULA

PROPERTY HIGHLIGHTS

- 40880 County Center Drive is conveniently located within Highlands Business Center in Temecula, California and offers highly improved Flex / R&D / Industrial space.
- Flexible floor plans with build-outs include: reception, multiple offices, conference room, open work area, coffee bar, restroom and warehouse.
- The project offers 14' clear height, 10' rear loading roll-up doors, prominent building signage and covered parking.
- Zoned Light Industrial (LI), City of Temecula allows for many office and industrial uses.
- High speed data transfer available via fiber optics communication network.
- Abundant parking at a ratio of 4 per 1,000 RSF.

HIGHLANDS BUSINESS CENTER 40880 COUNTY CENTER DRIVE | TEMECULA



AVAILABILITY

HIGHLANDS BUSINESS CENTER
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SUITE E/F

4,605 RSF

\$1.20 PSF IG

Reception, 8 private offices,
conference room, storage area
with drop ceiling and roll up door,
restrooms, break area.

Available February 1, 2021

Rev 01/19/2021



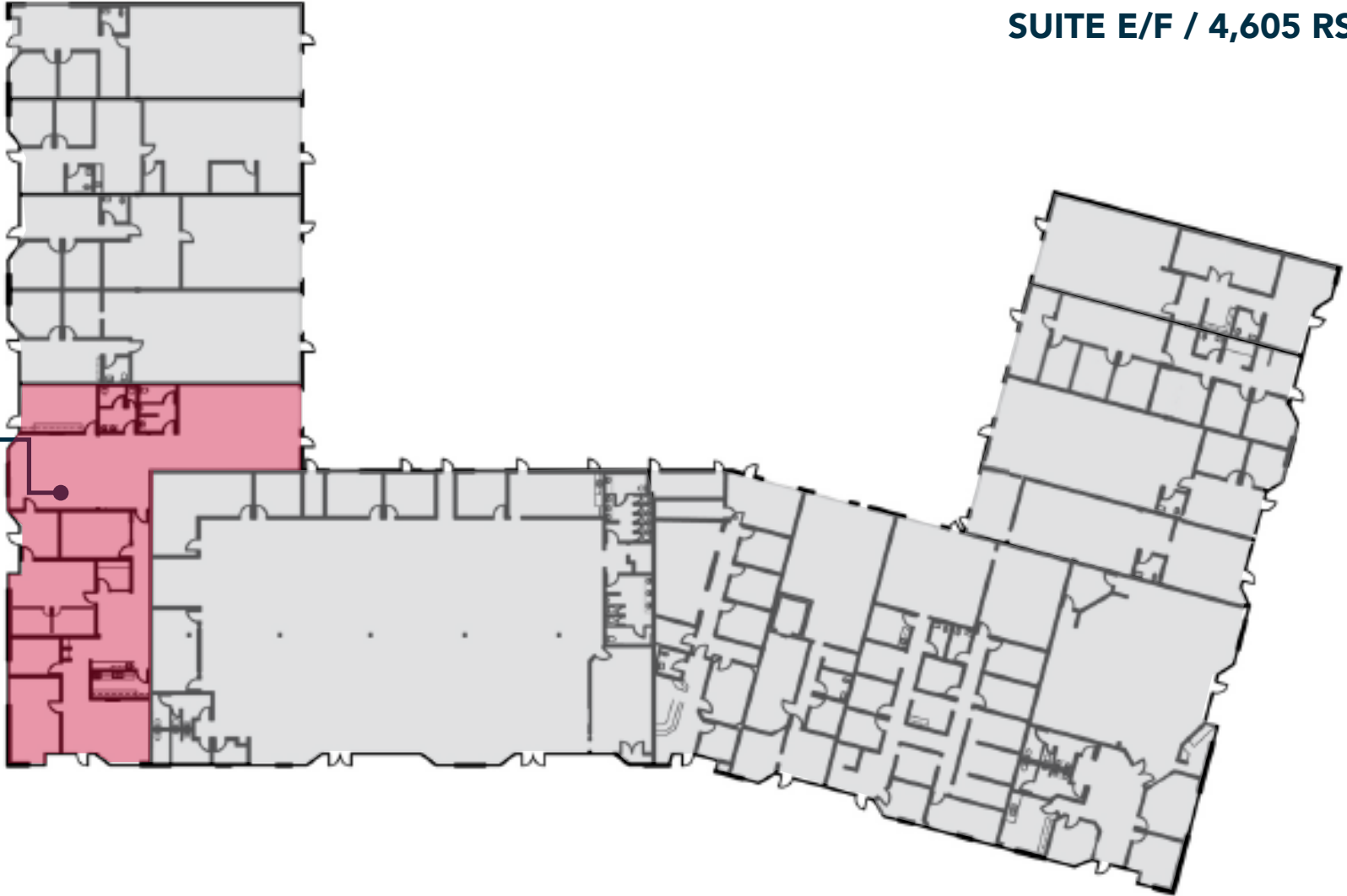
HIGHLANDS BUSINESS CENTER

40880 COUNTY CENTER DRIVE | TEMECULA

SUITE E/F / 4,605 RSF

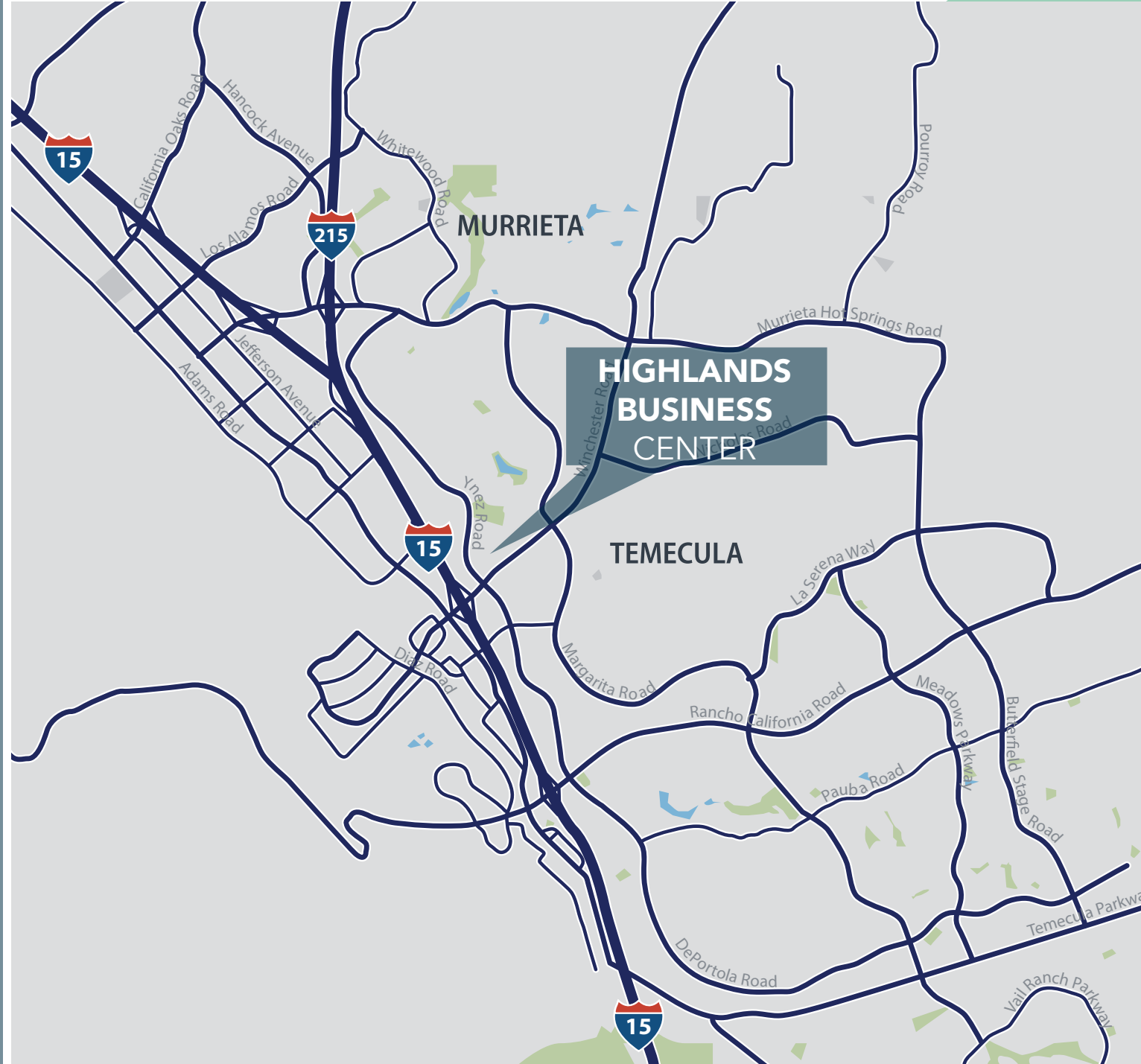
SUITE E/F
4,605 SF

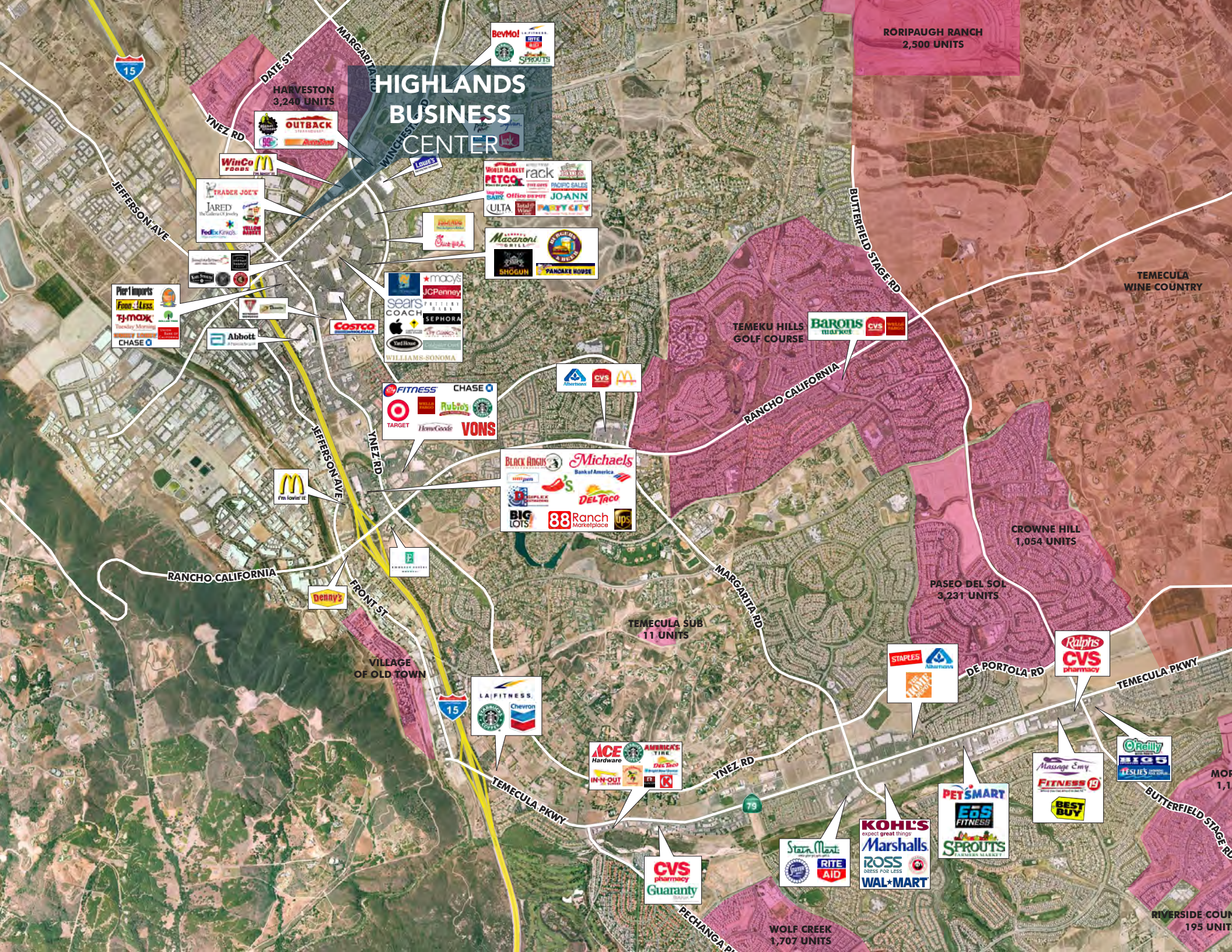
*Available
February 1, 2021*



CENTRAL LOCATION

- Premier location within 1/2 mile of I-15 access at Winchester Road and closest on/off ramp to I-15 / I-215 interchange.
- The Old Town Temecula is two miles away and offers number of dining, shopping, entertainment and retail options.
- The City of Temecula is one of the fastest growing and centrally located business districts on the West Coast.
- Cost-effective and business friendly environment provides access to a highly skilled labor force and high-quality of living.





RORIPAUGH RANCH
2,500 UNITS

HARVESTON
3,240 UNITS

**HIGHLANDS
BUSINESS
CENTER**

TEMECULA
WINE COUNTRY

TEMEKU HILLS
GOLF COURSE

CROWNE HILL
1,054 UNITS

PASEO DEL SOL
3,231 UNITS

TEMECULA SUB
11 UNITS

VILLAGE
OF OLD TOWN

MORNING
1,100 UNITS

WOLF CREEK
1,707 UNITS

RIVERSIDE COUN
195 UNITS

DATE ST
YNEZ RD
JEFFERSON AVE

BUTTERFIELD STAGE RD

RANCHO CALIFORNIA

RANCHO CALIFORNIA

MARGARITA RD

DE PORTOLA RD

TEMECULA PKWY

TEMECULA PKWY

YNEZ RD

BUTTERFIELD STAGE RD

PECHANGA PKWY

OUTBACK
American

WinCo
McDonald's

TRADER JOE'S
JARED
FedEx

Pier 1 Imports
Furniture
TJ-MAXX
CHASE

Abbott

COSTCO

SEARS
COACH
SEPHORA
WILLIAMS-SONOMA

PETCO
rack
JOANN
PARTY CITY

Macaroni
SHOGUN
PANCAKE HOUSE

MACYS
JCPenney
sears
COACH
SEPHORA

FITNESS
TARGET
HomeGoods
VONS

BLACK ANGUS
Michaels
DEL TACO
BIG LOTS
88 Ranch
Marketplace

McDonald's

penney's

LA FITNESS
Chevron
Starbucks

ACE Hardware
AMERICA'S TIRE
IN-N-OUT

CVS
Guaranty

Stacy's
RITE AID

KOHL'S
Marshalls
ROSS
WAL-MART

PET SMART
EoS FITNESS
SPROUTS

Massage Envy
FITNESS 19
BEST BUY

O'Reilly
BIG BROS
LESIE'S

Ralphs
CVS pharmacy

STAPLES
Albertsons

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