



FOR LEASE

42046 RIO NEDO RD.

TEMECULA | CA

FOR MORE INFORMATION, CONTACT:

CHRIS MIGLIORI, SIOR
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CMIGLIORI@DAUMCRE.COM
CADRE #00972843

CHARLEY BLACK
SENIOR VICE PRESIDENT
P: 951.445.4507
CBLACK@LEE-ASSOCIATES.COM
CADRE #01000597

PROPERTY HIGHLIGHTS



±41,000 SF
total available



±750 SF
office building



C.U.P. for Automotive
Retail Sales



Convenient
Freeway Access



LI Zoning
City of Temecula



Outside Storage

Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558



FOR LEASE

RARE CONTRACTOR'S YARD

42046 RIO NEDO RD.
TEMECULA | CA

ABOUT PROPERTY

- Rare Contractor's Yard
- ±750 SF Office Building
- 200 Amps (verify)
- Small Shed
- Excellent Egress & Ingress
- Drive Around Lot
- Concrete & Asphalt Yard
- Outside Storage
- Propane Tank (verify)
- LI Zoning - City of Temecula
- Easy to show
- Convenient Freeway Access

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CURRENT CUP:
AUTOMOTIVE
RETAIL SALES

PAST CUP:
RV STORAGE,
SALES & SERVICE



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DAUM
COMMERCIAL REAL ESTATE SERVICES

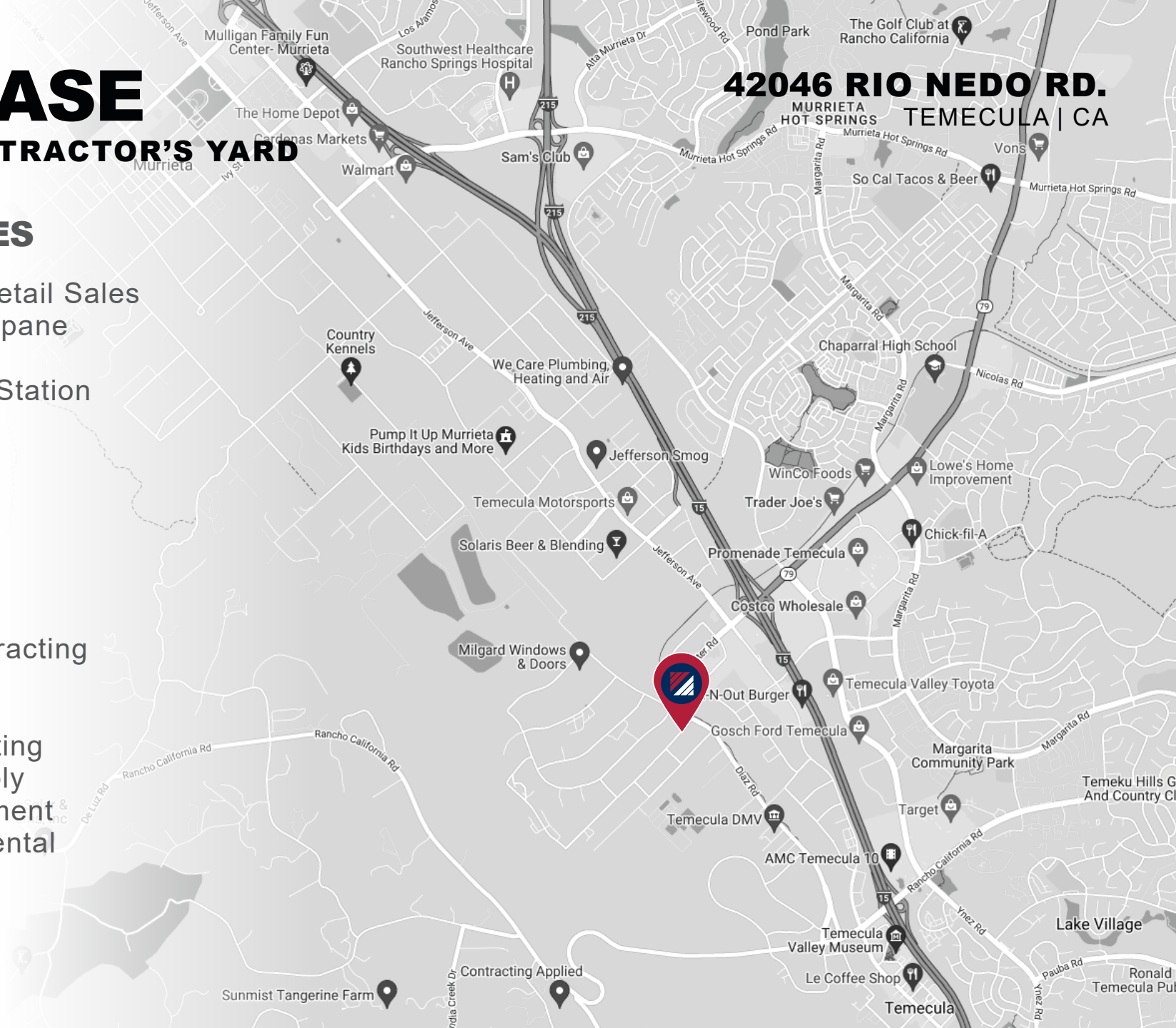
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

±41,000 SF CONTRACTOR'S YARD

POSSIBLE USES

- Automotive Retail Sales
- Air & Gas Propane
- Plumbing
- EV Charging Station
- Sewer
- Steel
- Asphalt
- Plastering
- Pipe Line
- Landscaping
- Roofing
- General Contracting
- Cable
- Highway
- Concrete Cutting
- Material Supply
- Heavy Equipment
- Equipment Rental
- RV Storage
- Recycling
- Cranes
- Telecom



42046 RIO NEDO RD.
MURRIETA HOT SPRINGS TEMECULA | CA

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