



## RARE FENCED YARD - BUILDING 100% RENOVATED

# 27591

COMMERCE CENTER DR.  
TEMECULA | CA



## 8,720 SF FOR SUBLEASE

FREESTANDING INDUSTRIAL BUILDING

### PROPERTY HIGHLIGHTS

- 1,280 SF of Office
- Two (2) NEW Ground Level Doors
- Two (2) Restrooms
- 400 Amps, 120-208V (verify)
- 16' Warehouse Clearance
- 19,602 SF Land Parcel
- Secured & Fenced Yard
- Zoned Light Industrial (LI)
- 2:1 Parking Ratio
- Sublease expires on February 28, 2023 (longer deal possible)
- Landlord will consider direct deal

### RECENT RENOVATIONS

- New T-bar in office area raised to 10'
- New LED lighting throughout
- Two (2) new roll up doors
- New man doors
- New interior & exterior paint
- New carpet & flooring
- New fencing in yard area
- New roof, electrical, plumbing, restrooms, insulation & foil

FOR MORE INFORMATION PLEASE CONTACT:

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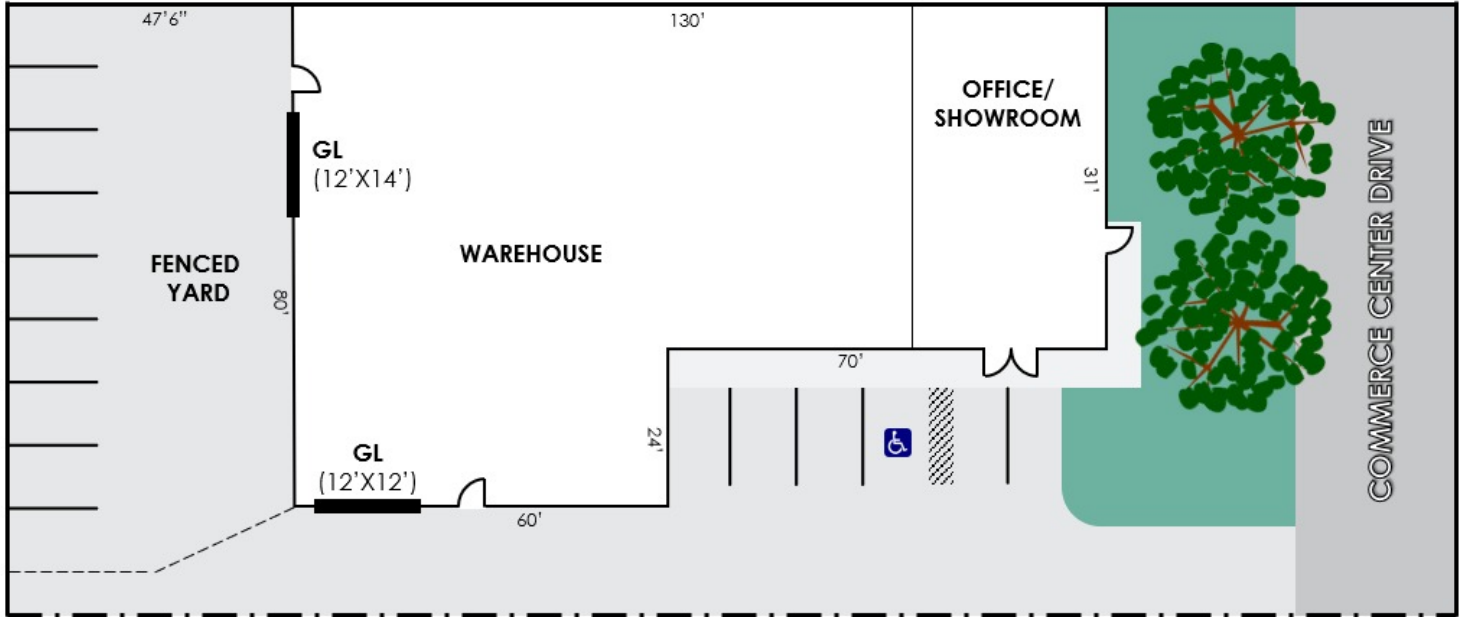


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\*Not to Scale



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