

# TEMECULA CORPORATE PARK

43379-43397 BUSINESS PARK DRIVE, TEMECULA, CA 92590

**FOR LEASE**  
**INDUSTRIAL / FLEX SPACE**



**FOR MORE INFORMATION, PLEASE CONTACT:**

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## PROJECT HIGHLIGHTS

- High image industrial/flex space for lease
- Located in the Rancho California Business Park
- Close proximity to the I-15 freeway via Rancho California Road
- Ample parking
- Rear loading 10' x 12' roll up doors
- Flexible floor plans

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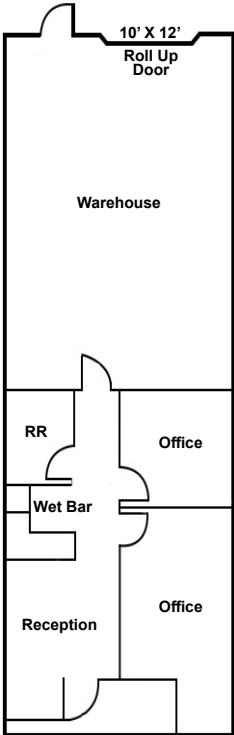
## FOR LEASE

### INDUSTRIAL / FLEX SPACE

### AVAILABILITY

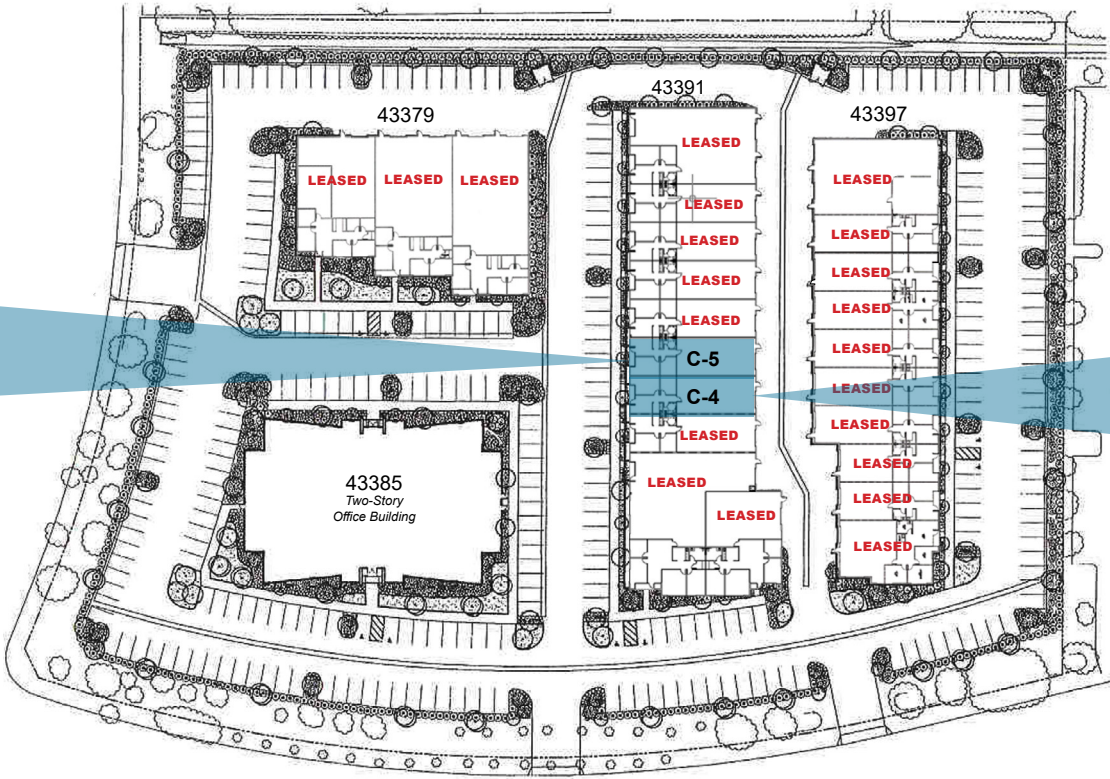
SUITE	UNIT SIZE (SF)	MONTHLY BASE RENT	2024 ESTIMATED MONTHLY COMMON AREA OPERATING EXPENSES (CAOE)	DESCRIPTION
43391 C-4	±1,950 SF	\$2,010.00 per month	\$818.00 per month	Reception area, 5 private offices, wet bar, restroom, balance of space open bull-pen office with 10'w x 12' h rear loading roll up door and man door
43391 C-5	±1,920 SF	\$1,980.00 per month	\$806.00 per month	Reception area, 2 private offices, wet bar, restroom, balance of space warehouse with 10'w x 12' h rear loading roll up door and man door

### C-5 FLOOR PLAN

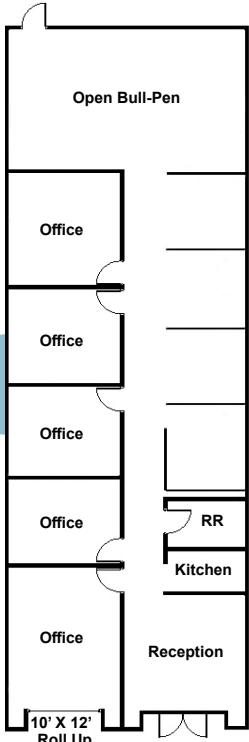


\* Not to Scale

### SITE PLAN



### C-4 FLOOR PLAN



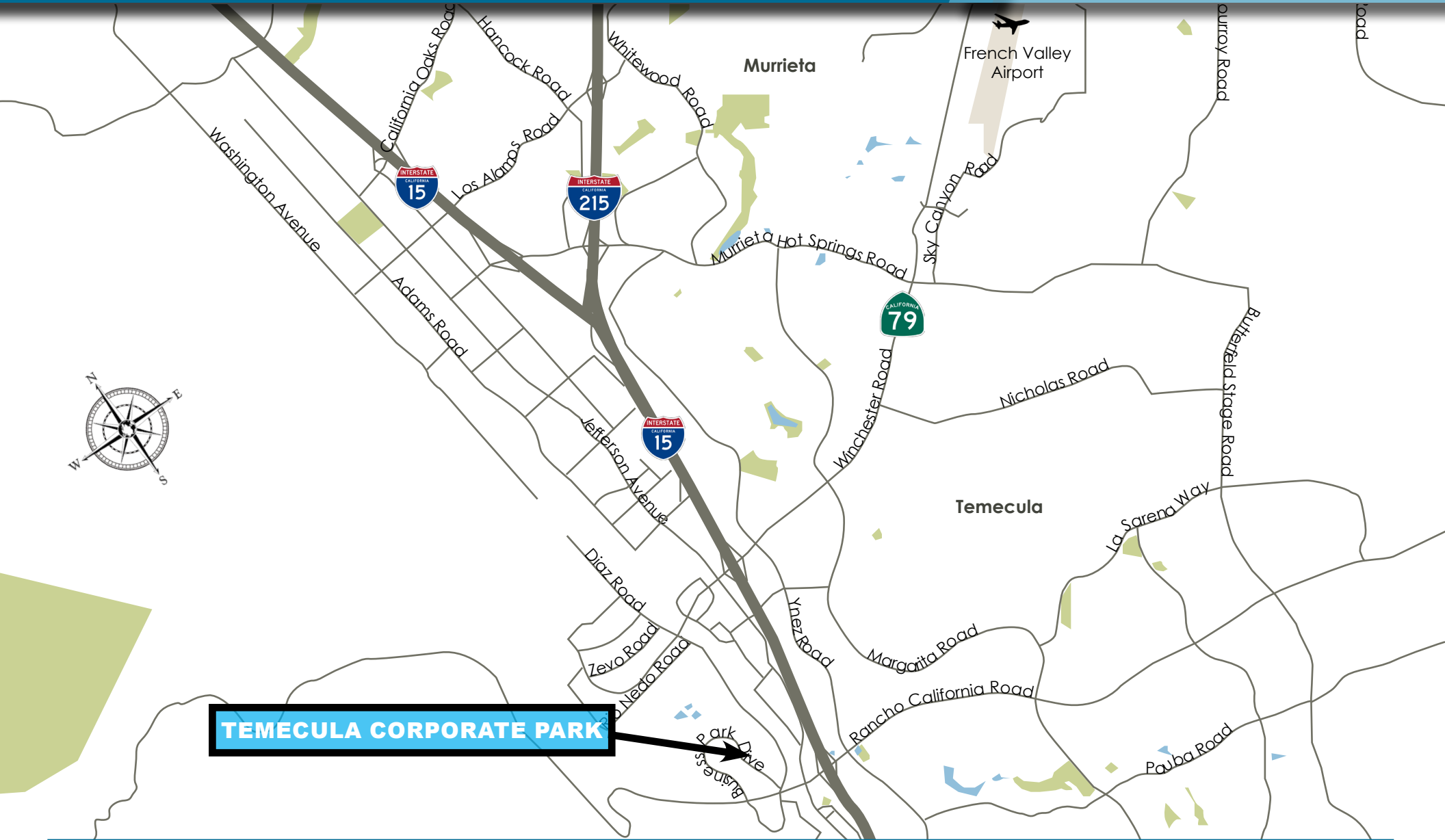
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