

**41636 ENTERPRISE CIRCLE, SUITE C**  
TEMECULA, CA 92590

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



**FOR MORE INFORMATION, PLEASE CONTACT:**

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**COLDWELL  
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## PROJECT HIGHLIGHTS

- ±3,564 SF Industrial/Flex Space for Lease
- Improved office area includes:
  - Large open reception / office area
  - Large private office
  - 2 restrooms
- 18' warehouse clear height
- 12'h x 12'w rear-loading roll-up door
- 200 amp, 102/208 v, 3 phase power supply
- Warehouse lighting
- \$5,200.00 per month

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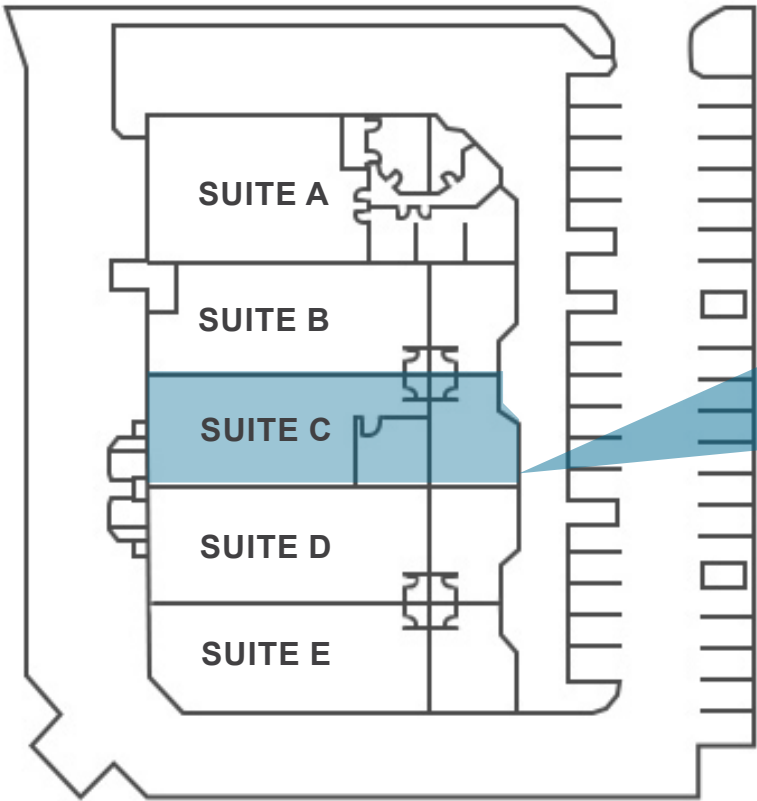
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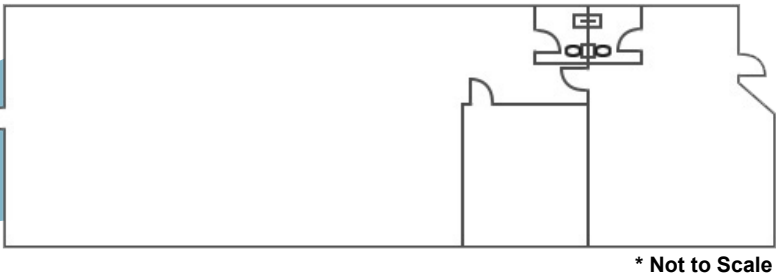
## AVAILABILITY

SUITE	UNIT SIZE (SF)	MONTHLY BASE RENT	DESCRIPTION
C	±3,564 SF	\$5,200.00 per month	Reception area/open office, 1 private office, 2 restrooms, balance of space warehouse with rear loading 12x12 roll up door and man door. Available June 1, 2024

## SITE PLAN



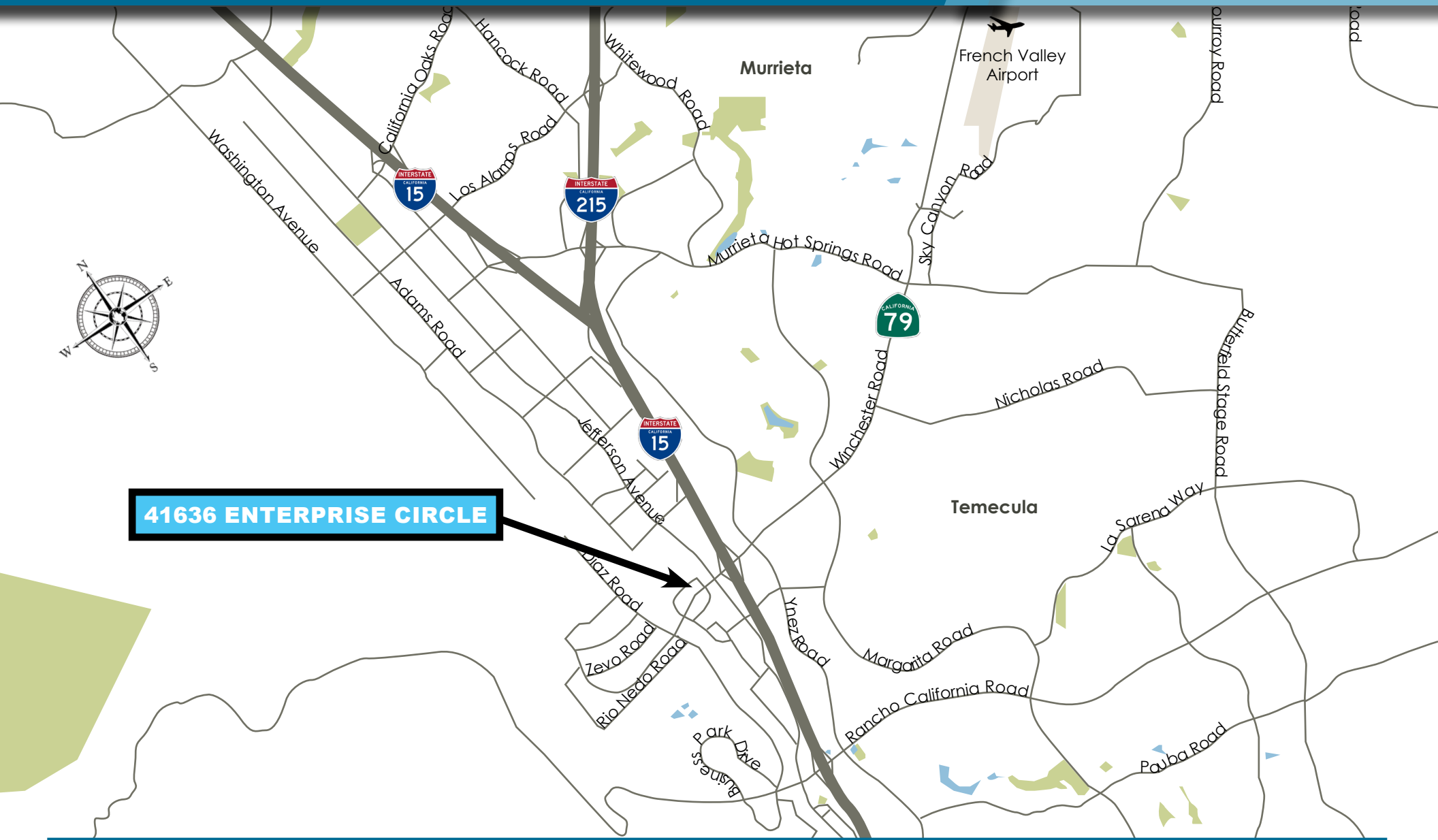
## FLOOR PLAN



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