



Entitled Land Site for Sale

# Inland Empire Industrial Development Opportunity 3.95 Acres

41996 - 41948 Winchester Rd, Temecula, CA | Offering Memorandum

**Richard Schwartz**

Vice Chairman

License No. 01712680

D +1 909 937 6307

[richard.schwartz@colliers.com](mailto:richard.schwartz@colliers.com)

**Joey Reaume**

Executive Vice President

License No. 01918579

D +1 909 612 2601

[joey.reaume@colliers.com](mailto:joey.reaume@colliers.com)

**Kelly Johnson**

Senior Associate

License No. 02142823

D +1 949 724 5556

[kelly.johnson@colliers.com](mailto:kelly.johnson@colliers.com)

**Nick Moscicki**

Associate

License No. 02078491

D +1 909 937 6315

[nick.moscicki@colliers.com](mailto:nick.moscicki@colliers.com)





# Parcel Details

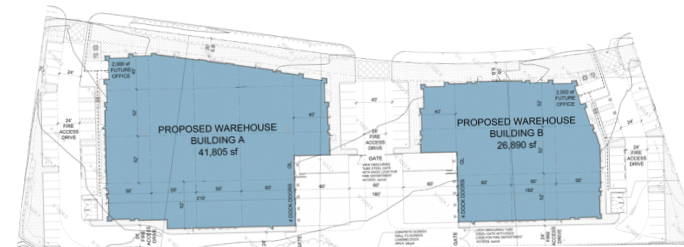
	Address/Parcel	Acres	SF	Dimensions
1	Winchester Rd APN# 909-310-002	0.94	40,946	211.2' x 248.4'
2	41948 Winchester Rd APN# 909-310-003	1.01	43,995	220.7' x 231.7'
3	41972 Winchester Rd APN# 909-310-004	1	43,560	179.5' x 259.3'
4	41996 Winchester Rd APN# 909-310-005	1	43,560	162.1' x 284.3'



**Total:** 3.95 Ac 172,061 SF



# Property Features



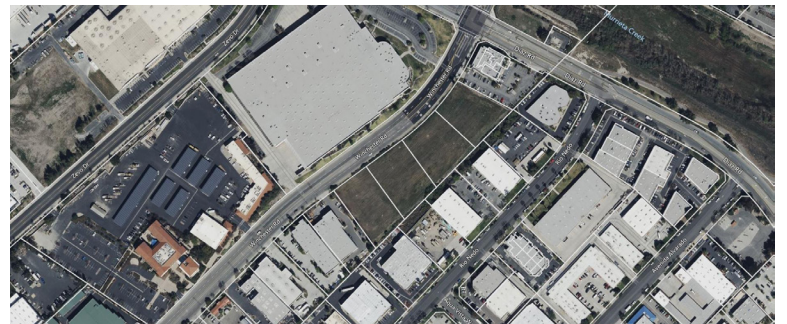
## Building A

>	41,805 SF
>	2,000 SF Office
>	4 Dock Doors
>	1 Grade Level Door

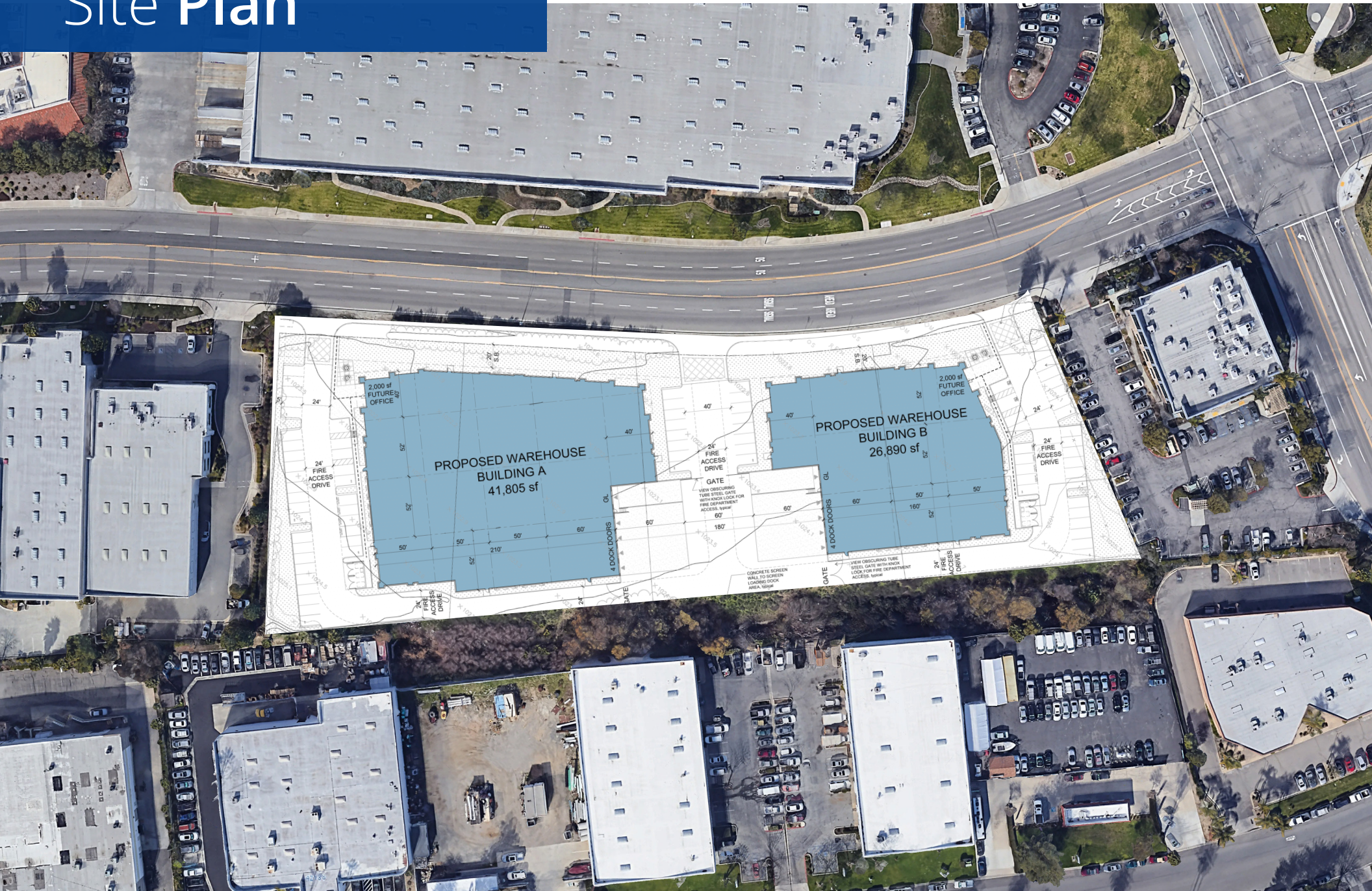
## Building B

>	26,890 SF
>	2,000 SF Office
>	4 Dock Doors
>	1 Grade Level Door

# Property Photos



# Site Plan





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