

FOR LEASE
FLEX / INDUSTRIAL SPACE



HIGHLANDS BUSINESS CENTER
40880 COUNTY CENTER DRIVE | TEMECULA

PROPERTY HIGHLIGHTS

- 40880 County Center Drive is conveniently located within Highlands Business Center in Temecula, California and offers highly improved Flex / R&D / Industrial space.
- Flexible floor plans with build-outs include: reception, multiple offices, conference room, open work area, coffee bar, restroom and warehouse.
- The project offers 14' clear height, 10' rear loading roll-up doors, prominent building signage and covered parking.
- Zoned Light Industrial (LI), City of Temecula allows for many office and industrial uses.
- High speed data transfer available via fiber optics communication network.
- Abundant parking at a ratio of 4 per 1,000 RSF.

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AVAILABILITY

HIGHLANDS BUSINESS CENTER
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SUITE P

1,910 RSF

\$1.50 PSF MG

Reception Area, 1 office,
1 restroom and warehouse.

Rev 10/16/2024



HIGHLANDS BUSINESS CENTER

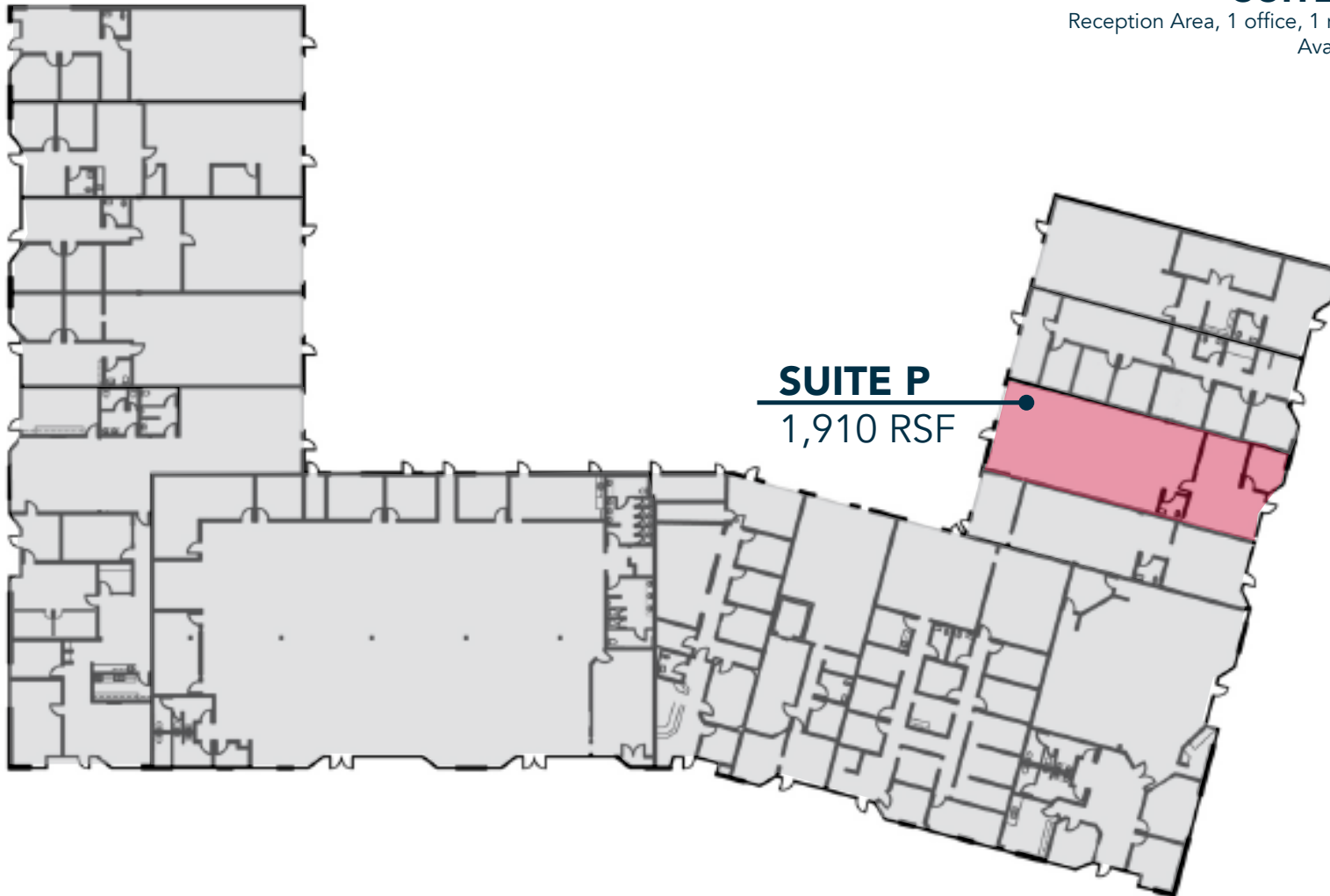
40880 COUNTY CENTER DRIVE | TEMECULA

SUITE P / 1,910 RSF

Reception Area, 1 office, 1 restroom and warehouse.

Available December 1, 2024

\$1.50 PSF MG



SUITE P
1,910 RSF

MATT SHAW, CCIM

Vice President
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DRE# 01917622

BLAKE VALDEZ

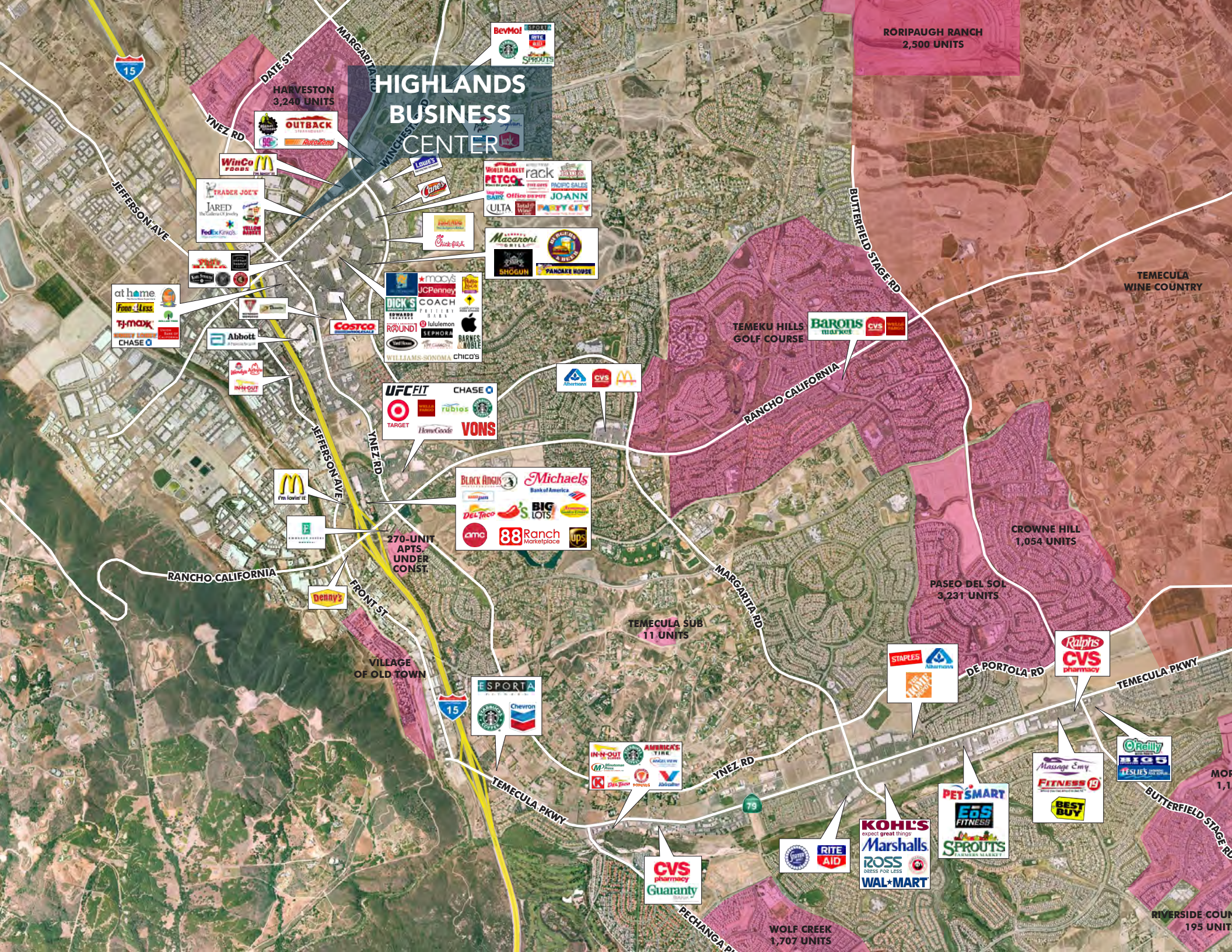
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CENTRAL LOCATION

- Premier location within 1/2 mile of I-15 access at Winchester Road and closest on/off ramp to I-15 / I-215 interchange.
- The Old Town Temecula is two miles away and offers number of dining, shopping, entertainment and retail options.
- The City of Temecula is one of the fastest growing and centrally located business districts on the West Coast.
- Cost-effective and business friendly environment provides access to a highly skilled labor force and high-quality of living.





HIGHLANDS BUSINESS CENTER

RORIPAUGH RANCH
2,500 UNITS

HARVESTON
3,240 UNITS

TEMEKU HILLS
GOLF COURSE

TEMECULA
WINE COUNTRY

CROWNE HILL
1,054 UNITS

PASEO DEL SOL
3,231 UNITS

TEMECULA SUB
11 UNITS

VILLAGE
OF OLD TOWN

MORNING
1,100 UNITS

RIVERSIDE COUN
195 UNITS

WOLF CREEK
1,707 UNITS

BevMo!
Starbucks
Sprouts

OUTBACK
Rustico

WinCo
McDonald's

TRADER JOE'S
JARED
FedEx

at home
Fido
TJ-MAXX
CHASE

Abbott

IN-N-OUT

McDonald's

WELLS FARGO

WELLS FARGO

LOWE'S
PETCO
rack
JOANN
ULTA
PARTY CITY

Crack Shack

Maccaroni
SHOGUN
PANCAKE HOUSE

mao's
JCPenney
DICK'S
COACH
ROUNDT
Lululemon
SEPHORA
WILLIAMS-SONOMA
chico's

UFCFIT
CHASE
TARGET
HomeGoods
VONS

Albertsons
CVS
McDonald's

BLACK ANGIUS
Michaels
Bank of America
DEL TACO
BIG LOTS
amc
88Ranch
Marketplace
UPS

ESPORTA
Starbucks
Chevron

IN-N-OUT
AMERICA'S TIRE
AMERICAN EXPRESS
Dunkin'
Popeyes
Subway

CVS
pharmacy
Guaranty

RITE AID

KOHL'S
expect great things
Marshalls
ROSS
DRESS FOR LESS
WAL-MART

PEY SMART
EoS
FITNESS

Massage Envy
FITNESS 19
BEST BUY

O'Reilly
BIG B
LESIE'S

Ralphs
CVS
pharmacy

STAPLES
Albertsons
WAL-MART

BARONS
market
CVS
WELLS FARGO

DATE ST
MARGARITA RD
WINECREEK

YNEZ RD

JEFFERSON AVE

JEFFERSON AVE

YNEZ RD

RANCHO CALIFORNIA

FRONT ST

MARGARITA RD

DE PORTOLA RD

TEMECULA PKWY

TEMECULA PKWY

YNEZ RD

BUTTERFIELD STAGE RD

PECHANGA RD

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