



EQT | EXETER



41980 Winchester Road

Temecula, CA

Building Size: 260,800 SF | 100,000-260,800 SF of Industrial Space Available

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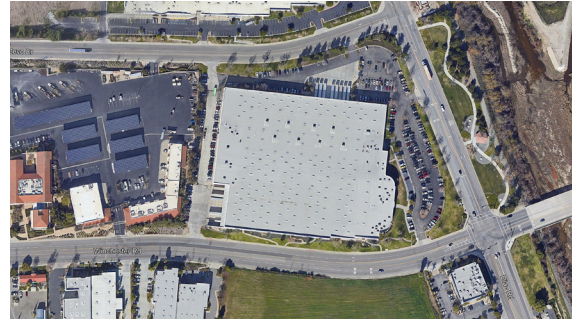
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Building Specifications

- Total Building SF: 260,800 SF
- Available SF: 100,000–260,800 SF
- Office SF: 25,660 SF
- Clear Height: 25'
- Truck Court: 135–175' concrete truck court
- Loading: 20 dock high doors equipped with pneumatic levelers and seals and 2 drive-in doors
- Auto Parking: 345 building auto parking spaces (1.17/1,000)
- Column Spacing: 52' x 38' typical column spacing
- Fire Protection: ESFR
- Lighting: LED
- Zoning: L-1 (Light Industrial), City of Temecula
- Cooling: Warehouse partially air-conditioned
- Power: 4,000 Amps, 480/277V, 3p4w



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