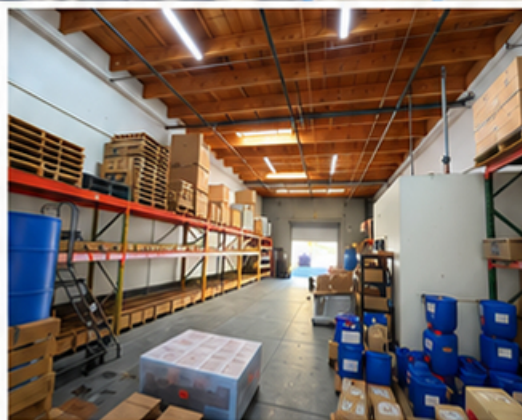
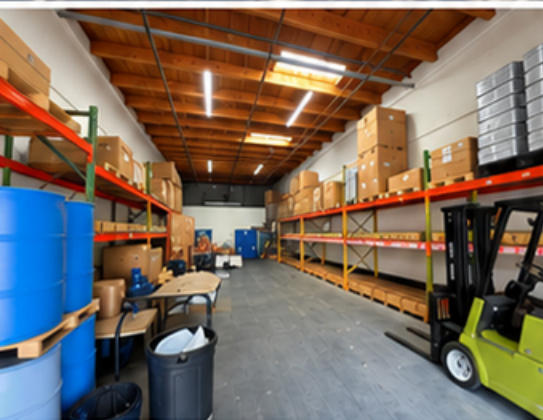


FOR SALE

\$735,000.00
(\$299/SF)

42210 ROICK RD. #9
TEMECULA, CA



PROPERTY HIGHLIGHTS



2,458 SF
Total Unit Size



297 SF
Office



2,161 SF
Warehouse



1 Ground Level Door
(12' x 12')



19'
Warehouse Clearance



225 Amps (Verify)
Electric Service

Here are 5 reasons to own your own building.
Choose one!

Avoid future rent increases

Build equity on a monthly basis

Ability to customize your property to fit your needs

Receive substantial Tax Benefits, including depreciation

Create future retirement income

JOHNSTON PACIFIC

COMMERCIAL REAL ESTATE, INC.



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CA DRE #01121630

949-366-2020

LOUIS JOHNSTON
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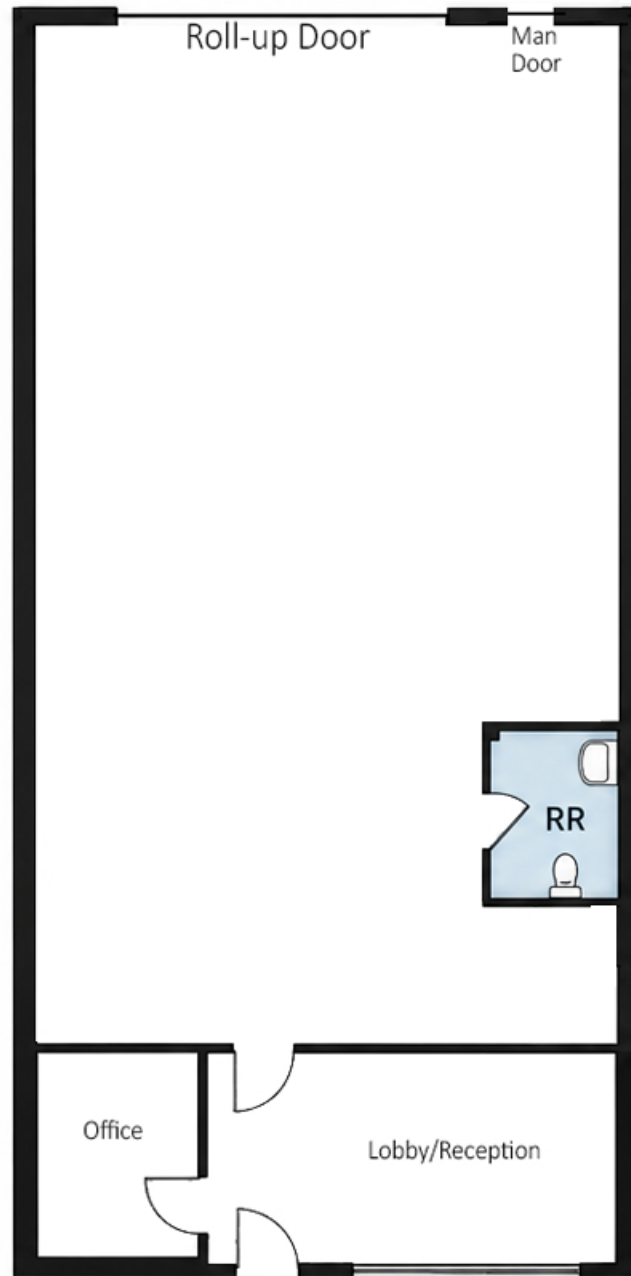
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FOR SALE

42210 Roick Rd., #9
Temecula, CA
2,458 SF Industrial Condo

\$735,000.00
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APPROXIMATE FLOOR PLAN



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COMMERCIAL REAL ESTATE, INC.



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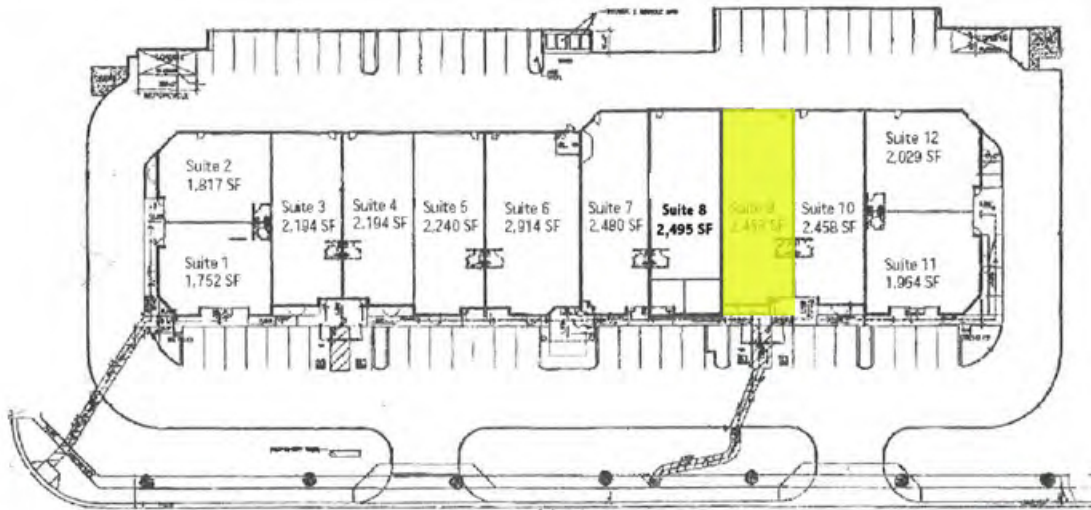


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