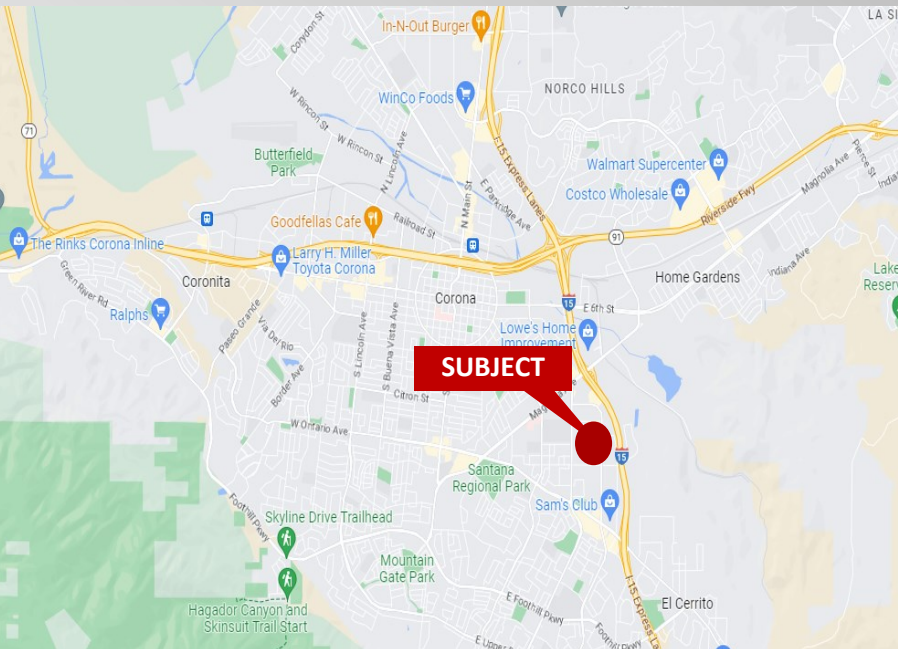




AVAILABLE FOR LEASE:

**87,248 SF Industrial Building
1241 Old Temescal Rd, #103
Corona, CA 92881**



Highlights:

- 87,248 sq. ft. that is part of larger 206,024 sq. ft. building.
- 10,752 sq. ft. of offices (two-story)
- Offices can be reduced by 5,376 sq. ft.
- 13 dock high loading positions
- 11 edge of dock levelers
- 1 ground level door via ramp
- Fenced yard
- 30' minimum ceiling height
- .60/3,000 GPM fire sprinkler system
- ESRF (K25 Heads) in a portion of the warehouse
- 800 Amps, 277/480 Volts, 3 Phase
- Convenient access to 15, 71, and 91 freeways
- Available: Now
- **Lease Rate: \$1.10 per sq. ft. Gross**
- OPEX: ~\$0.0772 per sq. ft.

* Tenant to verify all information contained herein *



(714) 521-0800

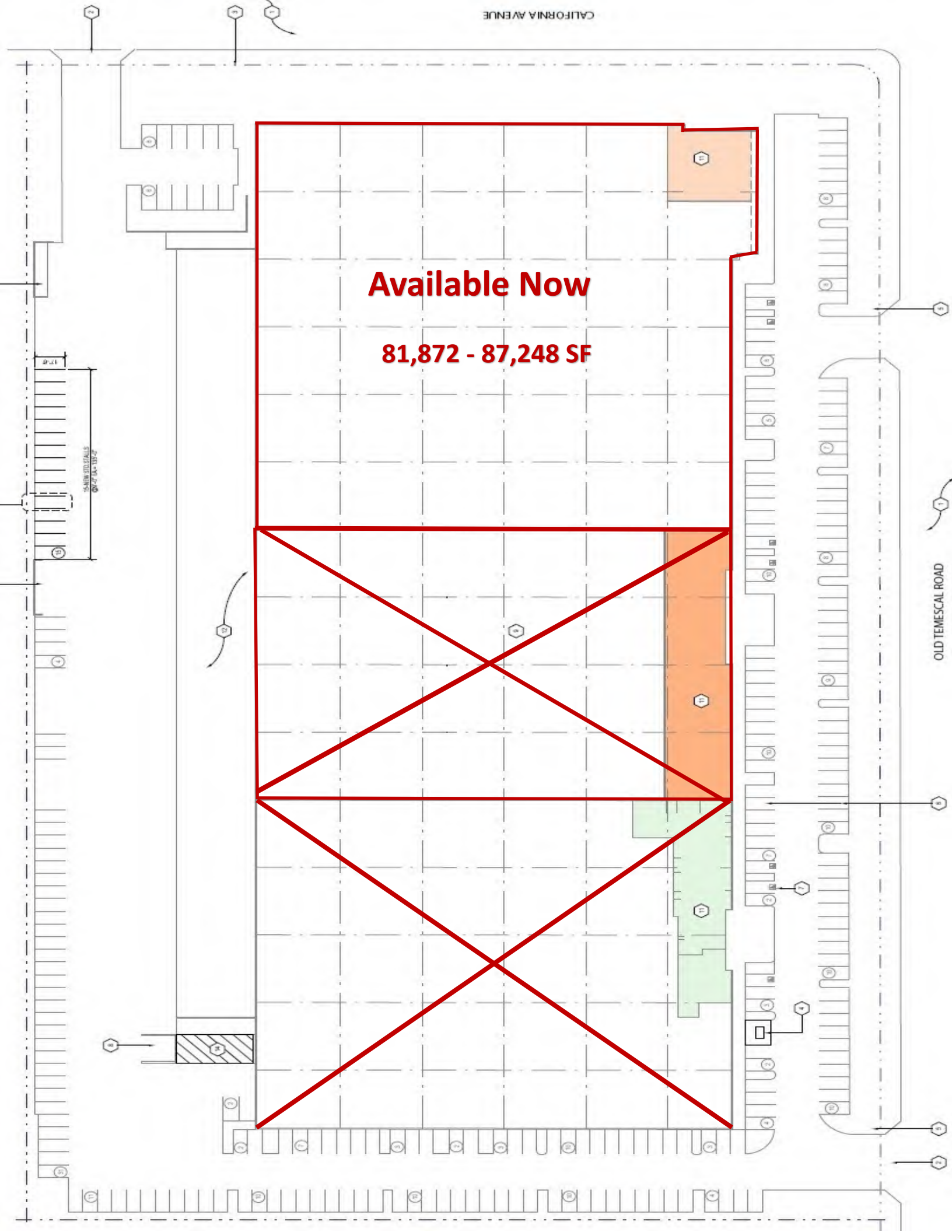
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