

Fiber-Optic
High Speed
Internet
Connection
NEW ROOF!



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

±10,608 SF FREESTANDING INDUSTRIAL BUILDING

1215 GRAPHITE DRIVE, CORONA, CA 92881 | **FOR SALE**

GRAPHITE
BUSINESS PARK

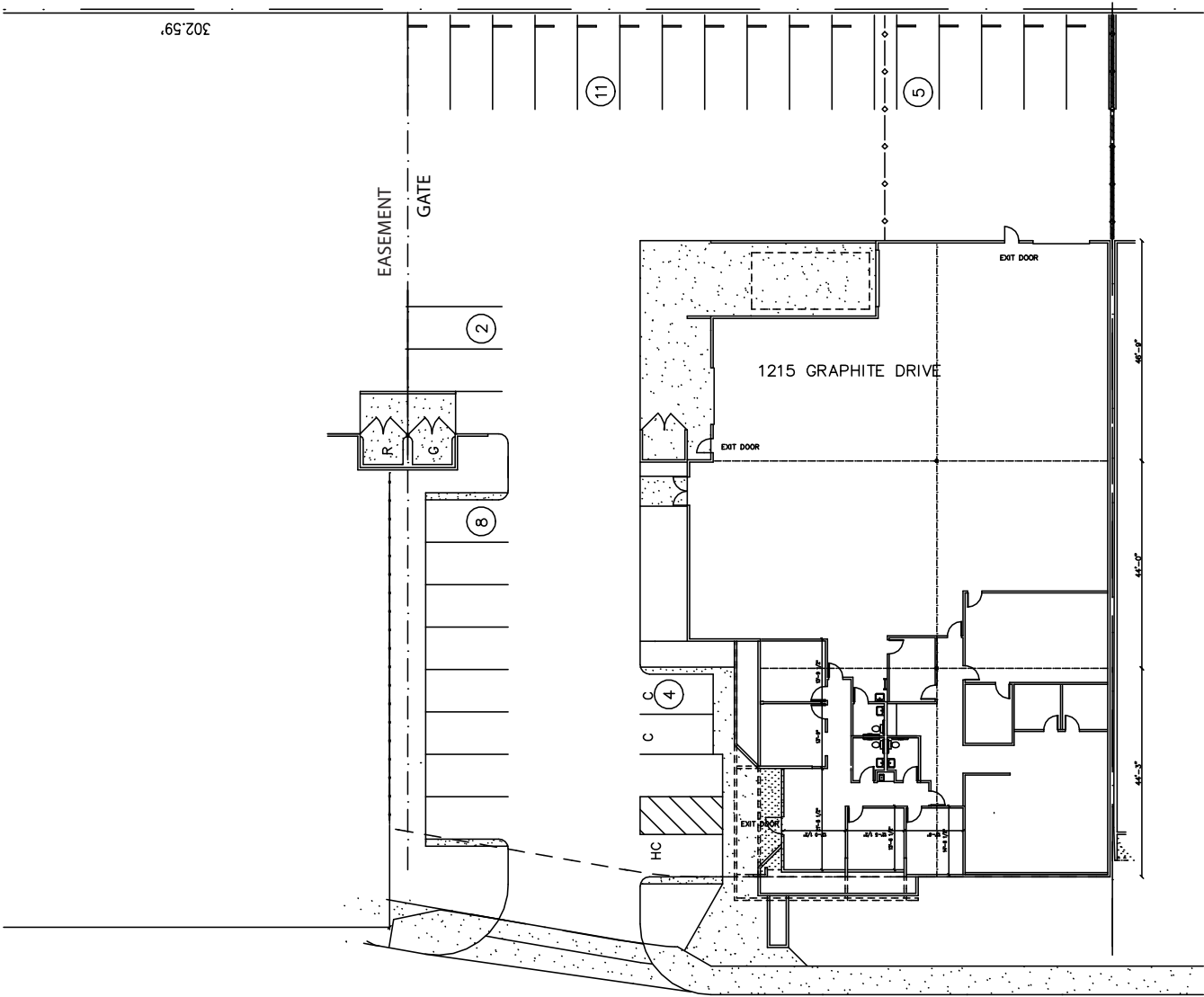
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside 4193 Flat Rock Drive, Suite 100 | Riverside, CA 92505 | Corporate DRE# 01048055

BUILDING HIGHLIGHTS

AVAILABLE SF:	±10,608 SF
OFFICE SF:	±3,432 SF
FIBER-OPITIC:	High Speed Internet Connection
PROPERTY TYPE:	Freestanding Industrial Building
NEW ROOF:	2024
ZONING:	M4 (Light Industrial)
GL DOORS:	One (12' x 12'), One (12' x 14')
DH DOOR:	One (12' x 12')
CEILING HEIGHT:	18'
PARKING RATIO:	2.5:1,000 SF
POWER:	400 Amps; 277/480 Volts (Verify)
SPRINKLERS:	0.33GPM/3,000 SF
YEAR BUILT	2001
COMMENTS	Space Heaters



FLOOR PLAN



GRAPHITE DRIVE

AERIAL PHOTO

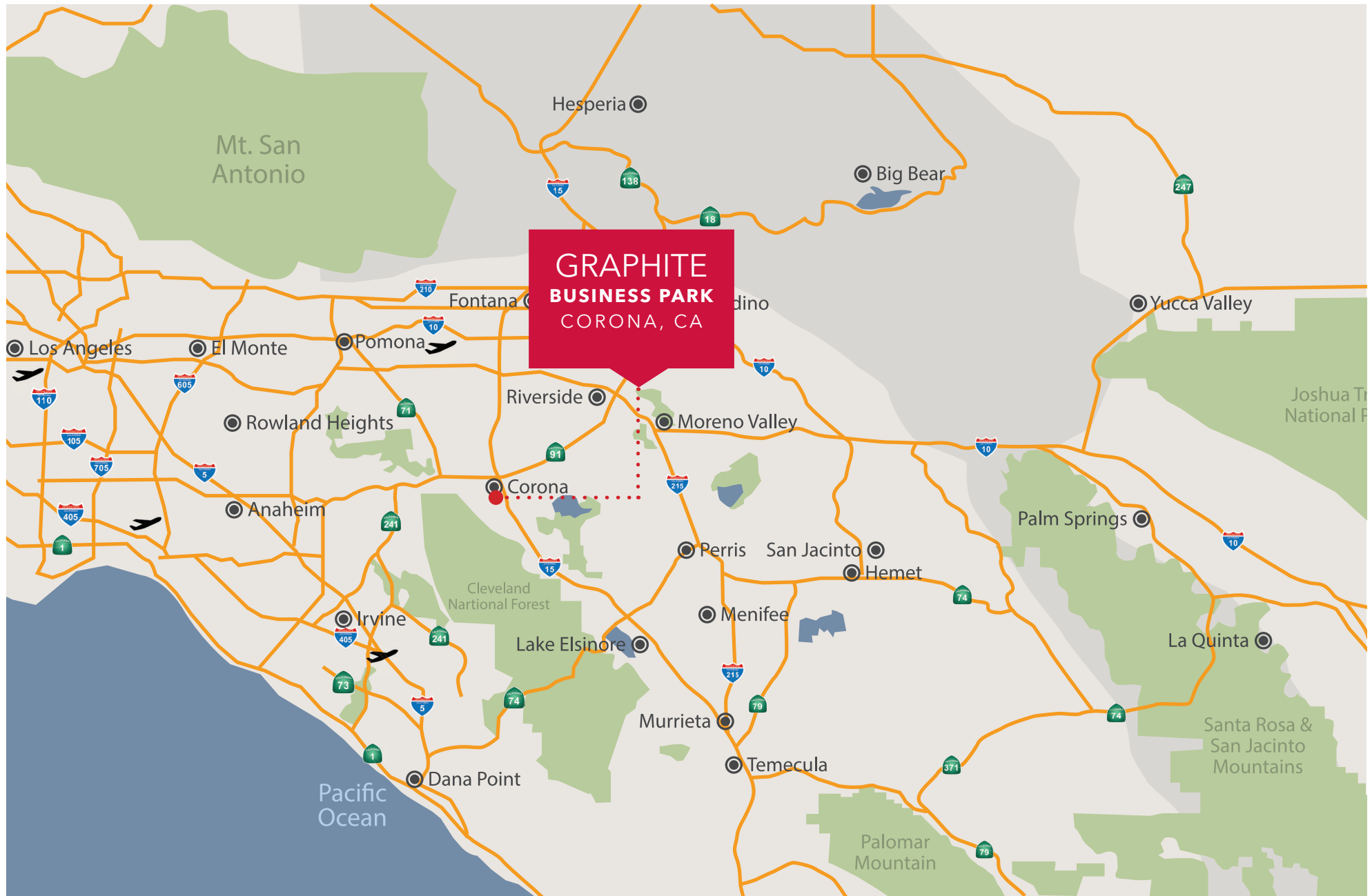


GRAPHITE
BUSINESS PARK

1215 GRAPHITE DRIVE, CORONA, CA 92881 | **FOR SALE** | 4

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside 4193 Flat Rock Drive, Suite 100 | Riverside, CA 92505 | Corporate DRE# 01048055

REGIONAL MAP





**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

LAWRENCE C. NULL, SIOR

Senior Vice President

951.276.3616

lnull@lee-associates.com

DRE# 01070762

JUSTIN NULL, SIOR

Vice President

951.276.3634

jnull@lee-associates.com

DRE# 01219183

**GRAPHITE
BUSINESS PARK**

1215 GRAPHITE DRIVE, CORONA, CA 92881 | **FOR SALE** | 6

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside 4193 Flat Rock Drive, Suite 100 | Riverside, CA 92505 | Corporate DRE# 01048055