

5 LOTS FROM ± 0.84 - ± 6.43 ACRES AVAILABLE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



FULLY IMPROVED INDUSTRIAL LAND FOR SALE

GRAPHITE
BUSINESS PARK

BORON DRIVE & CARBIDE DRIVE, CORONA, CA 92881

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

INVESTMENT HIGHLIGHTS

The Graphite Business Park is one of the highest image industrial properties within the City of Corona. The 20 acres site is comprised of a four-phase master planned development in a highly sought after affluent section of the city, and includes nineteen buildings ranging in size from 6,435sf to 17,192sf, along with an additional 6.43 acres vacant land for future development. Future phases have been partially approved although are conceptual in nature. Street Improvements are installed and utilities are readily available.

The Graphite Business Park is owned by the original builder/developer and pride in ownership is demonstrated throughout the project. The upgraded architectural treatments, the striking landscaping, and the meticulous maintenance are quickly evident. It is truly an inviting destination for corporate tenants to attract customers, and employees.

In addition to The Graphite Business Park's quality features, the surrounding area provides plentiful retail amenities, and convenient access to both the I-15 and I-91 freeways.

Master Planned Business Park
Graphite Business Park (Phase IV)
Great South Corona Location
5 Lots from ± 0.84 to ± 6.43 Acres
CC&R's for Architectural Control
M4 (Light Industrial Zoning)
Strict Limit on Outside Storage
Preliminary Grading Plans Available
Conceptual Site Plans Available
Elevations Available

AERIAL PHOTO



PARCEL MAP

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAP IS TO BE USED IN CONJUNCTION WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

MAR 07 2006

POR. SEC 6 T. 4S., R. 6W
CITY OF CORONA

18

T.R.A. 004-000

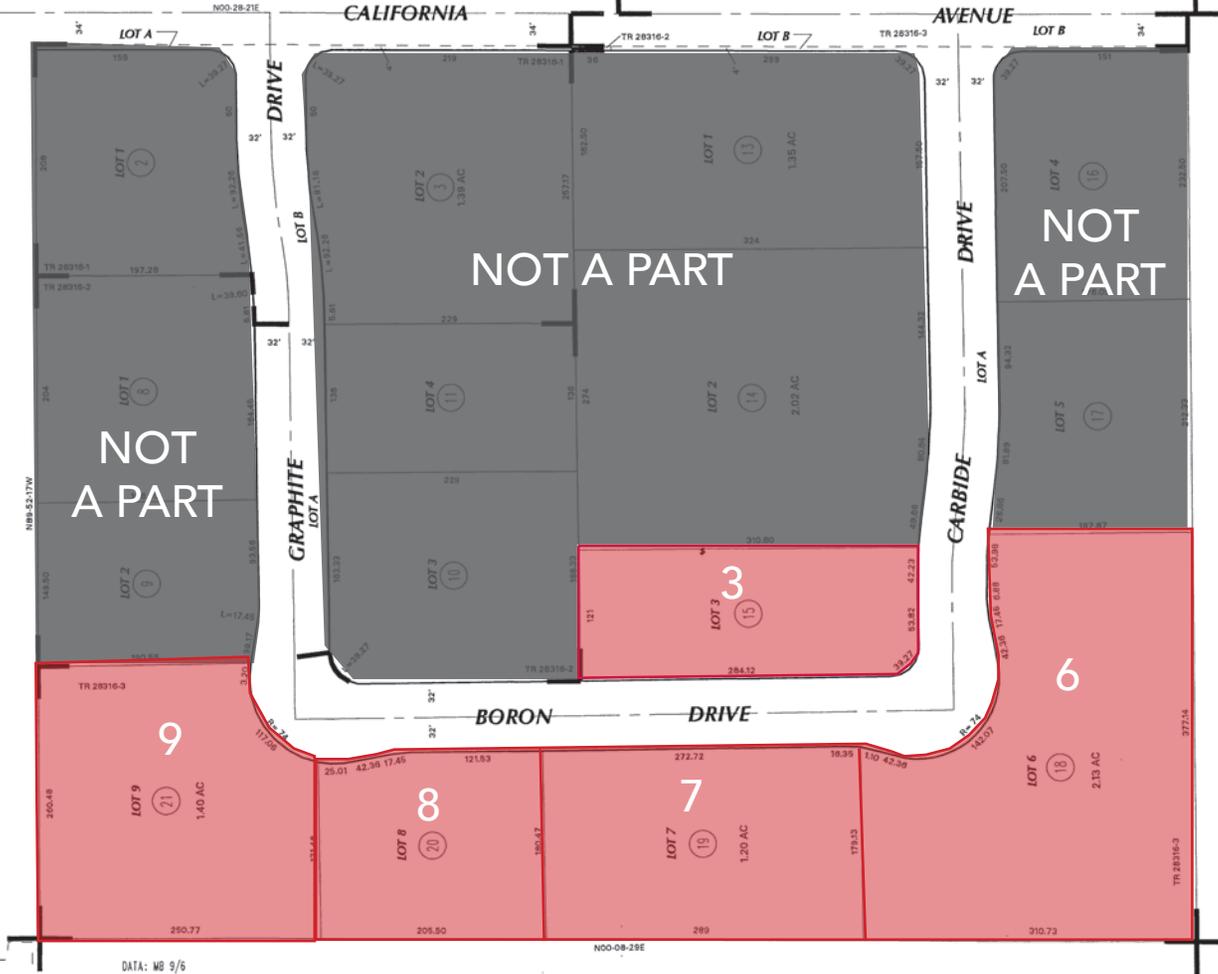
107-35
107-18

- Lot 3 - 015 (0.86 Acres)
- Lot 6 - 018 (2.13 Acres)
- Lot 7 - 019 (1.2 Acres)
- Lot 8 - 020 (0.84 Acres)
- Lot 9 - 021 (1.4 Acres)

Size Range:
0.84 to 6.43 Acres

Level
Street Improved
Utilities in Street

31



ASSESSOR'S MAP BK107 PG.35
Riverside County, Calif.

0087

34

MB 279/38-40 TRACT MAP NO. 28316-1
MB 303/12-14 TRACT MAP NO. 28316-2
MB 389/33-36 TRACT MAP NO. 28316-3

Mar 2006

DATE	OLD NUMBER	NEW NUMBER
07/01	1	2, 6-51
07/01	4	7, 51
07/01	6	8-11
03/06	5, 7	12
03/06	12	13-21



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**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

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