



**FOR LEASE**  
**+28,265 - +100,218 SF**  
**INDUSTRIAL BUILDING**

**22420 TEMESCAL CANYON RD | CORONA, CA 92883**



**LAWRENCE C. NULL, SIOR | SENIOR VICE PRESIDENT**

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DRE# 00822133

**JUSTIN NULL, SIOR | VICE PRESIDENT**

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DRE# 01899025

# BUILDING FEATURES

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- Located in Wildrose Business Park
- $\pm 196,265$  SF Freestanding Industrial Building
- Situated on  $\pm 9.97$  Acres
- ESFR Fire Sprinkler System
- 30' Clear Height in Warehouse
- Gated Concrete Truck Court
- MSC Zoning



## SUITE B | $\pm 71,953$ SF

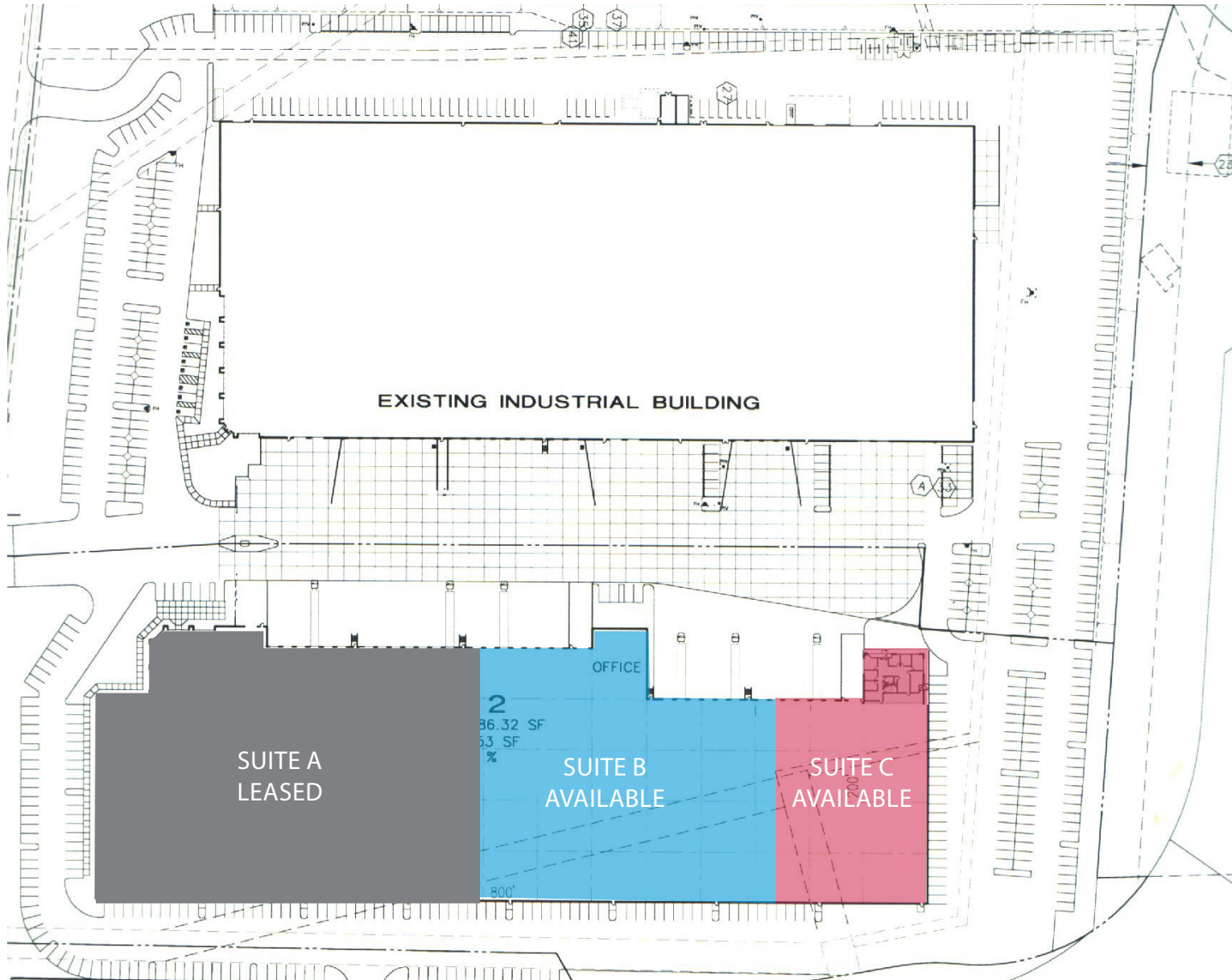
- $\pm 71,953$  SF
- $\pm 4,600$  SF Ground Floor Office Space
- Two (2) Ground Level Doors
- Fifteen (15) Dock High Doors
- 1,000 Amps; 277/480 Volts (Verify)
- 6 Restrooms

## SUITE C | $\pm 28,265$ SF

- $\pm 28,265$  SF Rear Portion
- $\pm 2,200$  SF Ground Floor Office Space
- One (1) Extra Wide Ground Level Door (24' x 14')
- Three (3) Dock High Doors
- 400 Amps; 277/480 Volts (Verify)
- 2 Restrooms

Broker Contacts: Lawrence C. Null, SIOR, 951.276.3616, DRE #00822133 | Justin Null, SIOR, 951.276.3634, DRE #01899025

# SITE PLAN

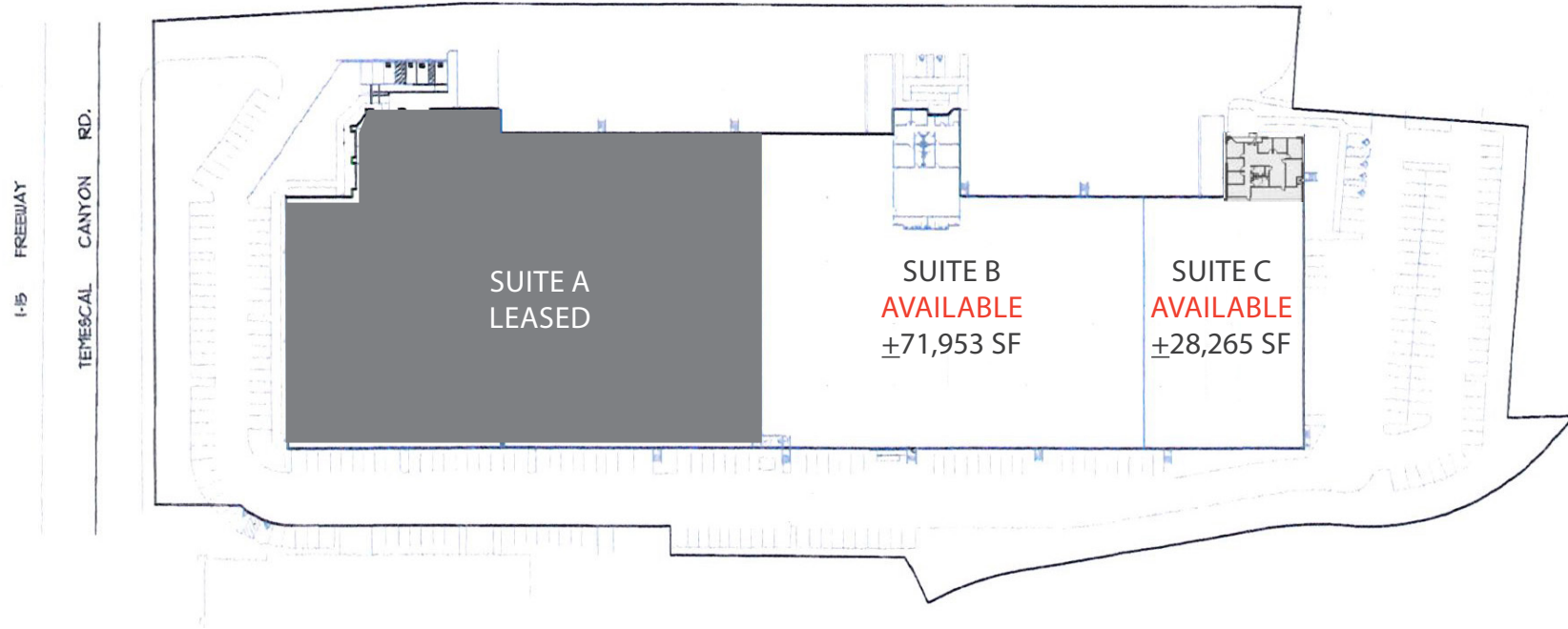


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LEE & ASSOCIATES, INC. - RIVERSIDE | 4193 FLAT ROCK DRIVE, SUITE 100 | RIVERSIDE, CA 92505

No warranty or representation has been made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Corporate DRE #01048055

# FLOOR PLAN

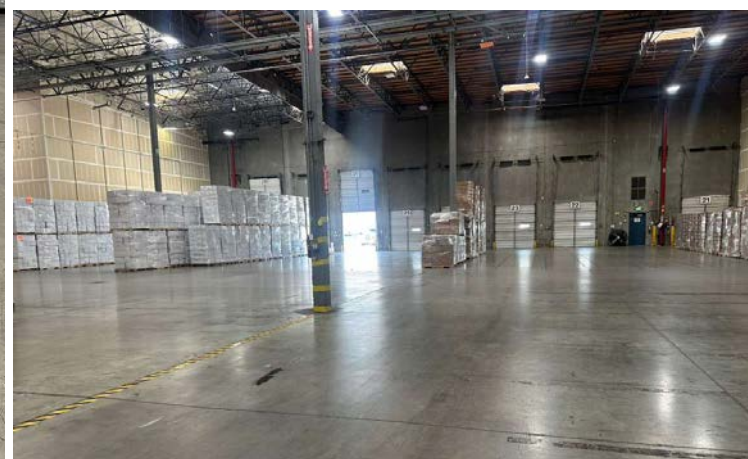
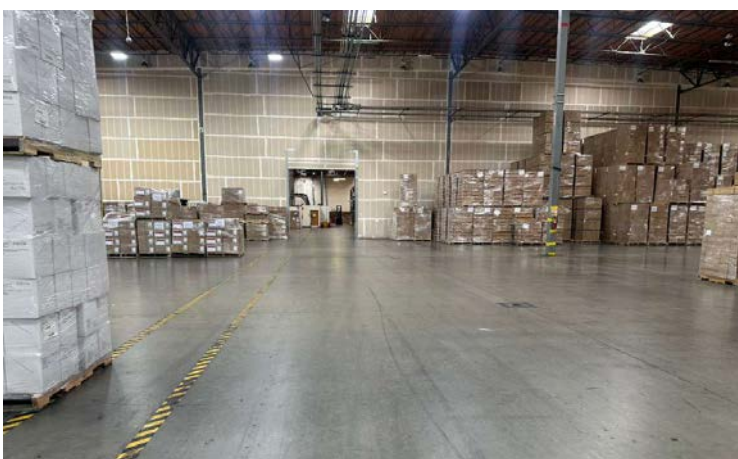
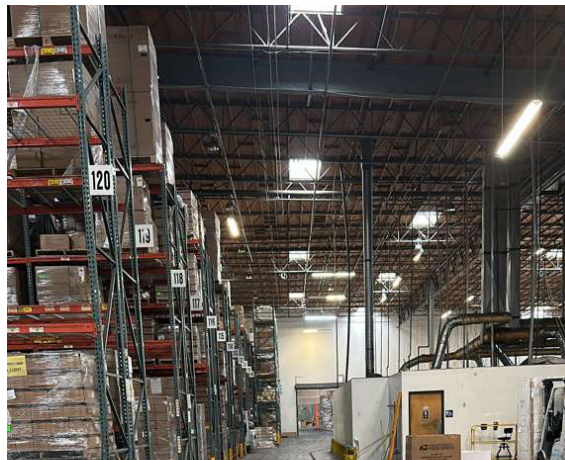
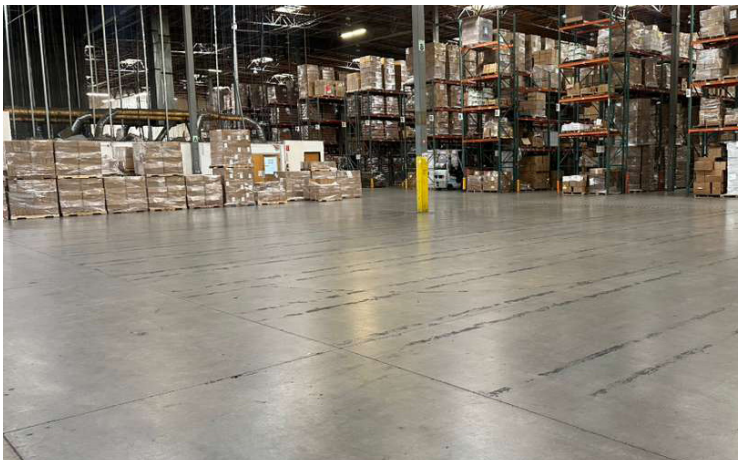
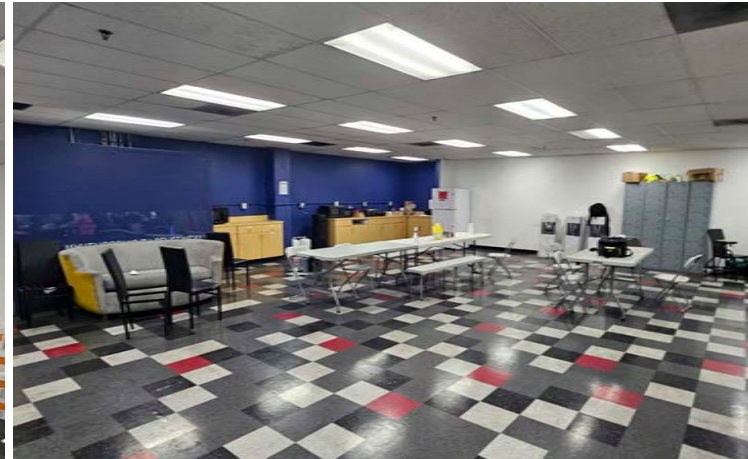


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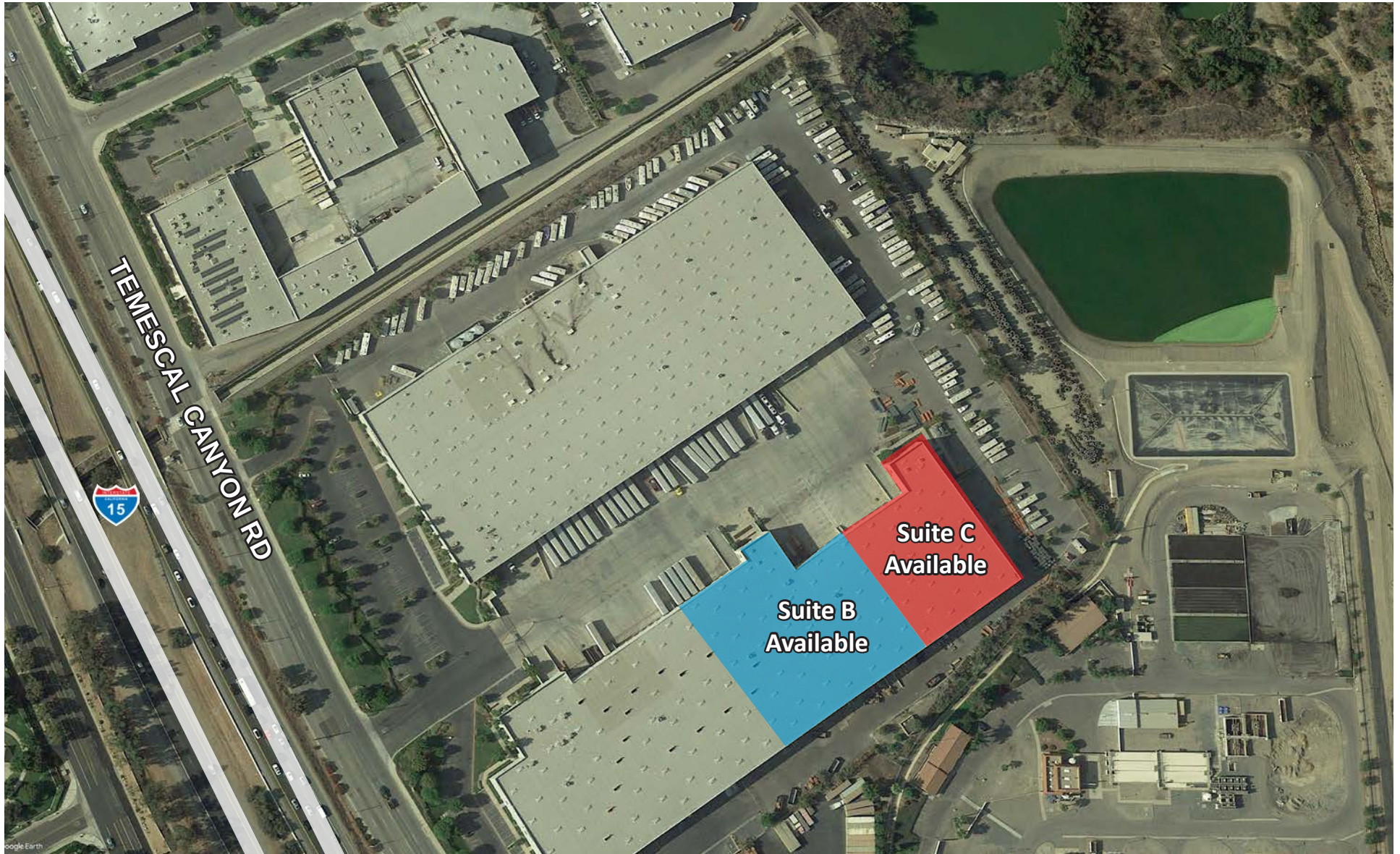
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# PROPERTY PHOTOS



# PROPERTY AERIAL

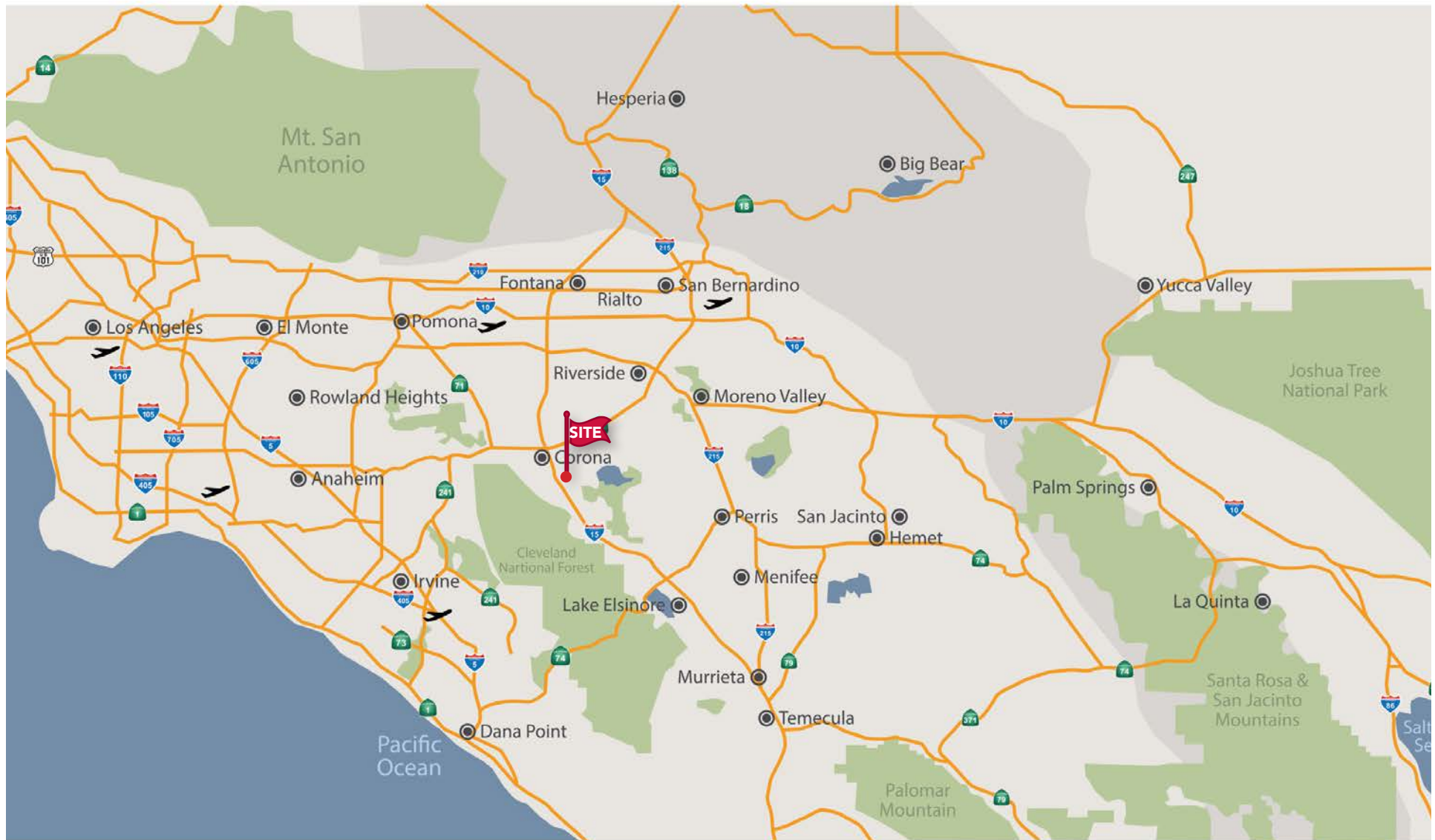


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# LOCATION MAP



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