

# FOR LEASE

## WILDROSE BUSINESS PARK

**+40,031 SF Corporate Headquarters**

**Building with HVAC Warehouse**



**9225 STELLAR COURT, SUITE A | CORONA, CA 92883**

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

4193 Flat Rock Drive, Suite 100  
Riverside, CA 92505  
Corporate DRE# 01048055

**LAWRENCE C. NULL, SIOR** | 951.276.3616 | [lnull@leeriverside.com](mailto:lnull@leeriverside.com) | DRE# 00822133

**JUSTIN NULL, SIOR** | 951.276.3634 | [jnull@leeriverside.com](mailto:jnull@leeriverside.com) | DRE# 01899025

# BUILDING FEATURES

- Suite A:  $\pm 40,031$  SF Portion of a Larger Freestanding Industrial Building Available for Lease
- Located in Wildrose Business Park
- $\pm 6,368$  SF of First Floor Office Space
- $\pm 3,495$  SF of Second Floor Office Space
- $\pm 1,802$  SF Lunchroom with Lockers/Plant Restrooms
- 2:1,000 SF Parking Ratio
- Two (2) Ground Level Doors (12' x 14')
- Seven (7) Dock High Doors
- 1,600 Amps; 277/480V Power (Verify)
- 0.60 GPM/3,000 SF Fire Sprinkler System
- 30' Clear Height in Warehouse
- Temperature Controlled Warehouse
- Secured Concrete Yard Area
- SP-176 Zoning (Light Industrial)

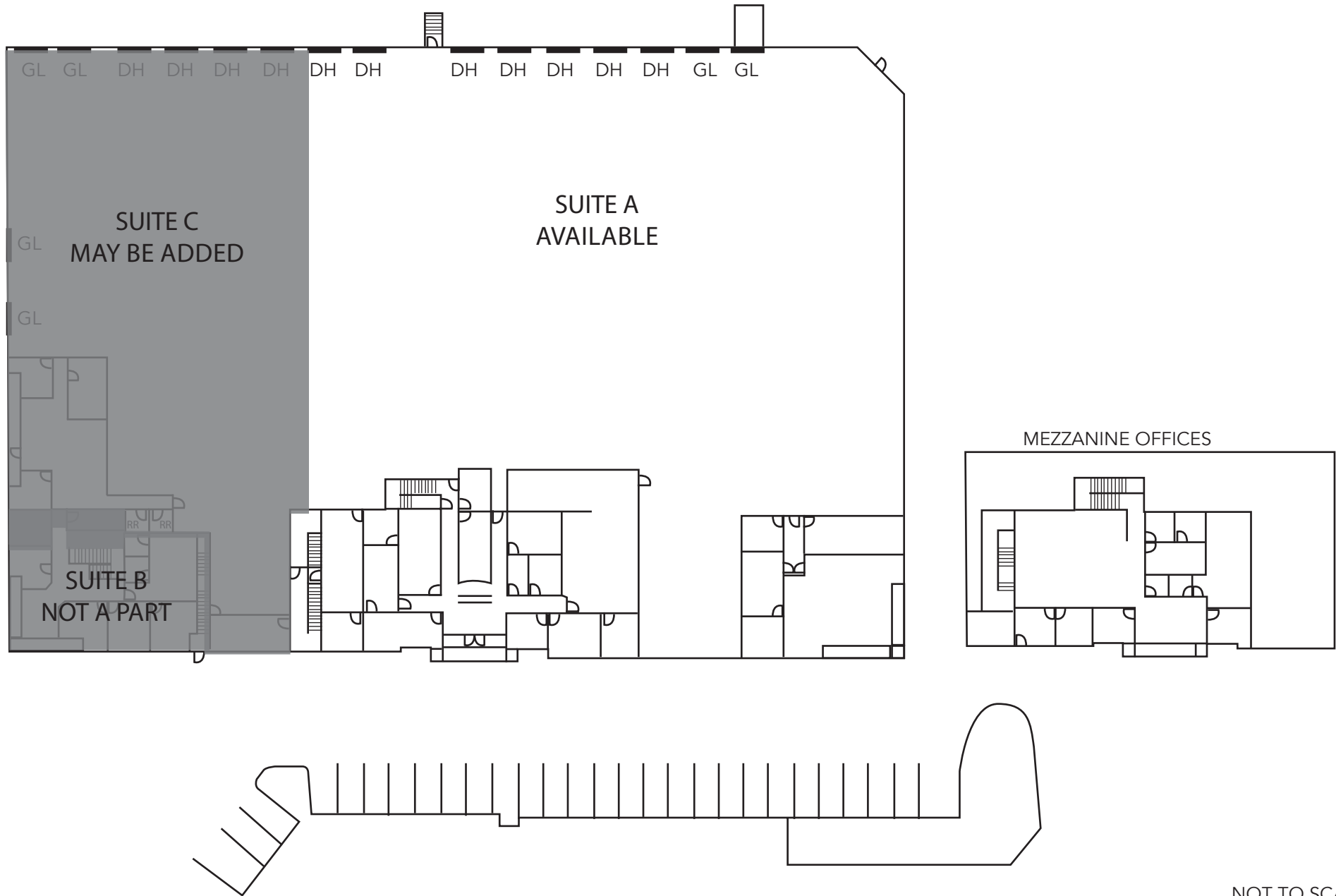


**Broker Contacts: Lawrence C. Null, SIOR, DRE# 00822133 | Justin Null, SIOR, DRE# 01899025**

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



NOT TO SCALE

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

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

# BIRD'S EYE VIEW

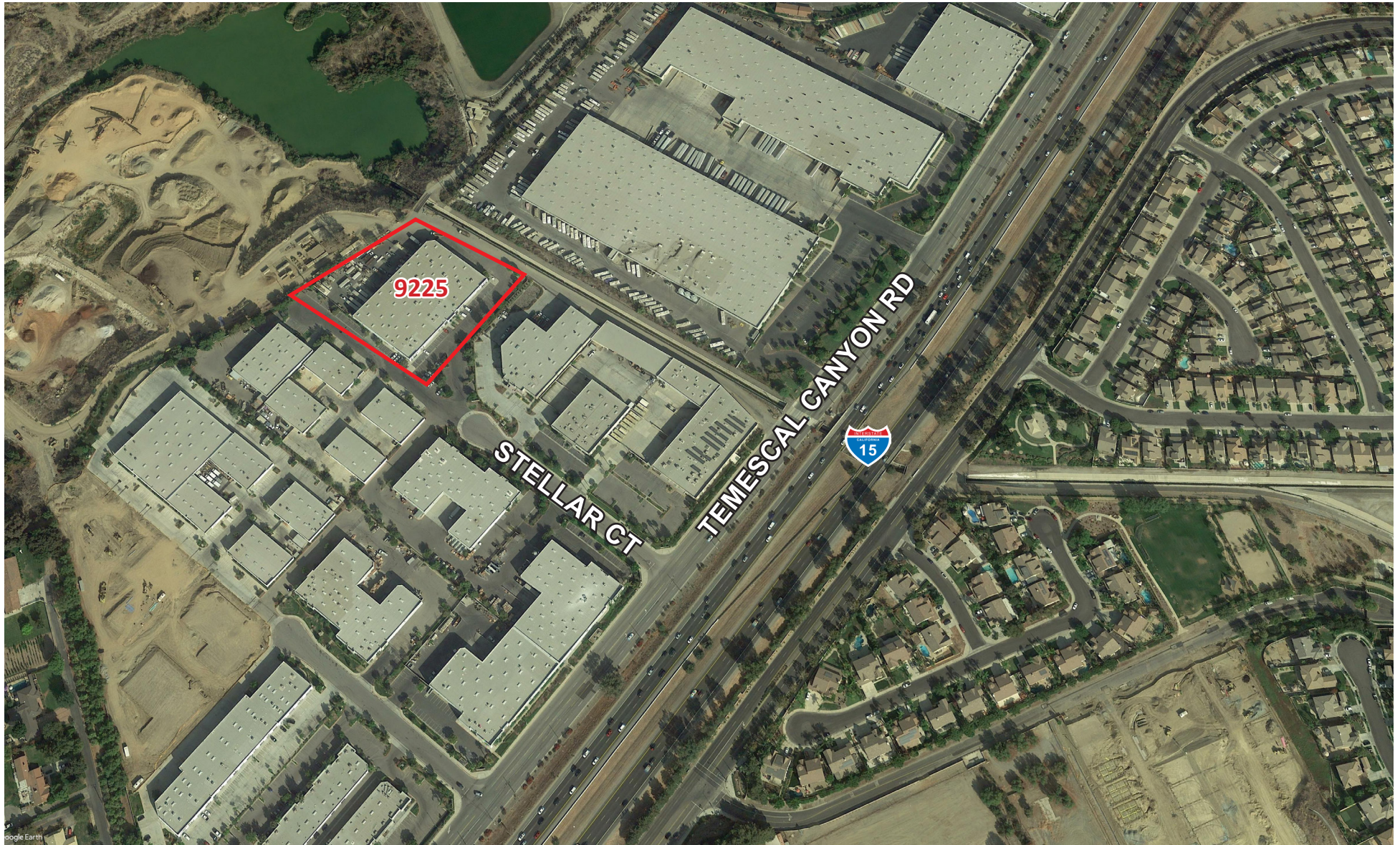


**Broker Contacts: Lawrence C. Null, SIOR, DRE# 00822133 | Justin Null, SIOR, DRE# 01899025**

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

# PROPERTY AERIAL



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

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

# LOCATION MAP



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

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