

12803 TEMESCAL CANYON ROAD | CORONA, CA

±9,054 SF Multi-Tenant Industrial Building

AVAILABLE FOR LEASE ±3,120 SF



JUSTIN NULL, SIOR | Vice President | 951.276.3634 | jnull@lee-associates.com | DRE #01899025

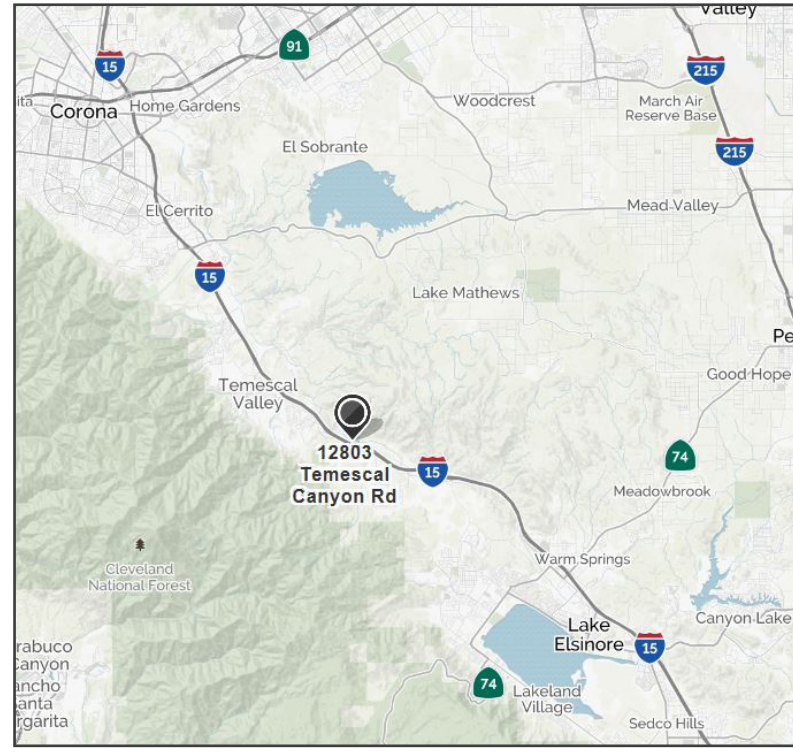
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 4193 Flat Rock Drive, Suite 100 Riverside, CA 92505 | Corporate DRE #01048055



BUILDING FEATURES

- > Suites E & F: Available $\pm 3,120$ SF with $\pm 1,480$ SF Office Space
 - Two Ground Level Loading Doors
 - 200 Amps, 120/208 Volts (Verify)
- > Lease Rate: \$1.50/SF + \$0.05/SF CAM & \$79.00 Quarterly HVAC
- > Zoning: Manufacturing Service Commercial/Riverside County
- > .45GPM/2000 SF Calculated Fire Sprinkler System
- > 14' Clear Height
- > 2.4:1 Parking Ratio
- > Excellent Freeway Access
- > Retail Amenities Close By



JUSTIN NULL, SIOR
 Vice President
 951.276.3634
 jnull@lee-associates.com
 DRE #01899025

