



FOR LEASE
+28,265 - +196,265 SF
INDUSTRIAL BUILDING

22420 TEMESCAL CANYON RD | CORONA, CA 92883



LAWRENCE C. NULL, SIOR | SENIOR VICE PRESIDENT

951.276.3616 | lnull@leeriverside.com

DRE# 00822133

JUSTIN NULL, SIOR | VICE PRESIDENT

951.276.3634 | jnull@leeriverside.com

DRE# 01899025

BUILDING FEATURES

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



SUITE B | $\pm 120,000$ SF

- $\pm 120,000$ SF
- $\pm 4,600$ SF Ground Floor Office Space
- Two (2) Ground Level Doors
- Twenty-Three (23) Dock High Doors (12' x 14')
- 400 Amps; 277/480 Volts (Verify)
- 6 Restrooms

SUITE C | $\pm 28,265$ SF

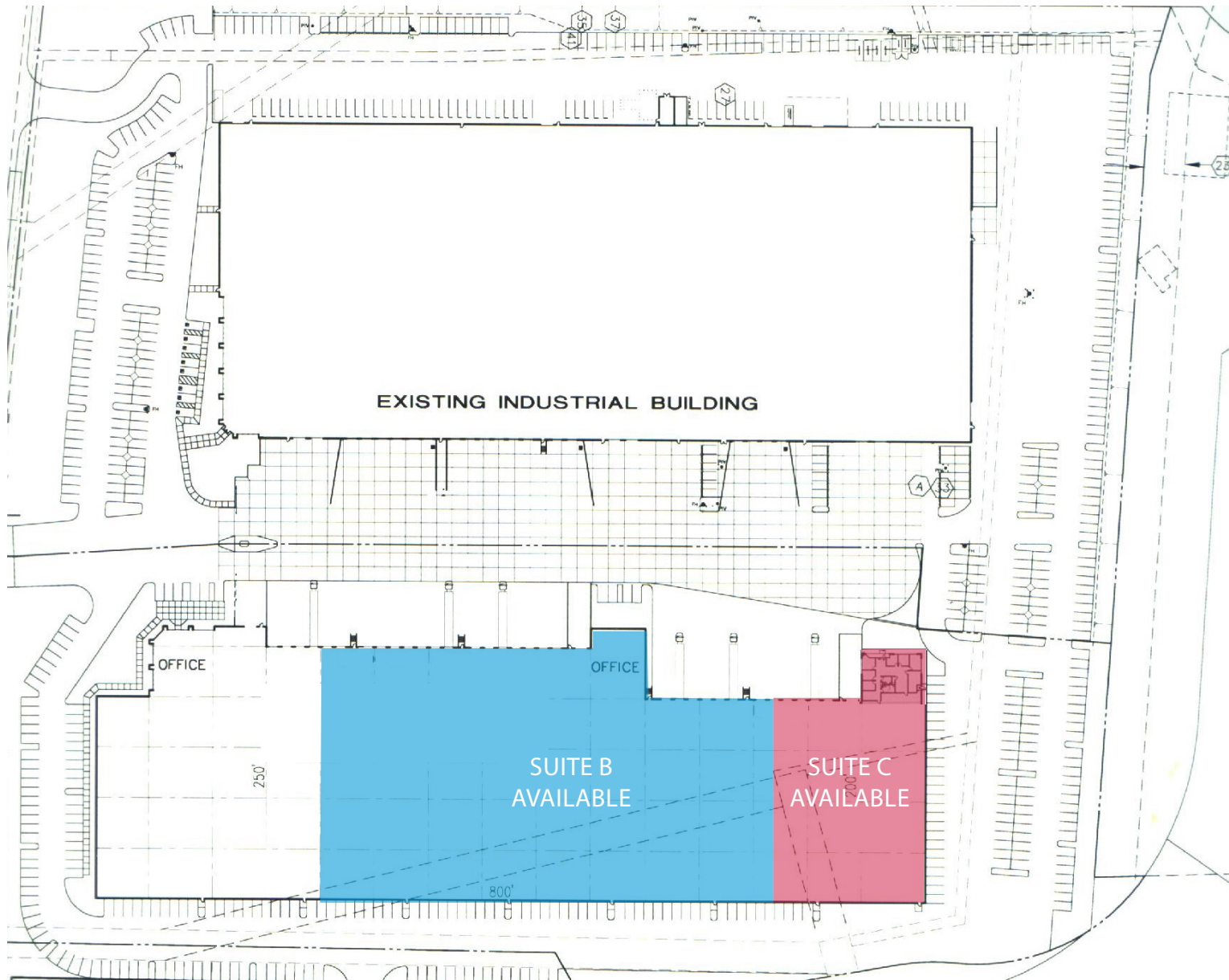
- $\pm 28,265$ SF Rear Portion
- $\pm 2,200$ SF Ground Floor Office Space
- One (1) Extra Wide Ground Level Door (24' x 14')
- Three (3) Dock High Doors
- 400 Amps; 277/480 Volts (Verify)
- 2 Restrooms

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

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

SITE PLAN

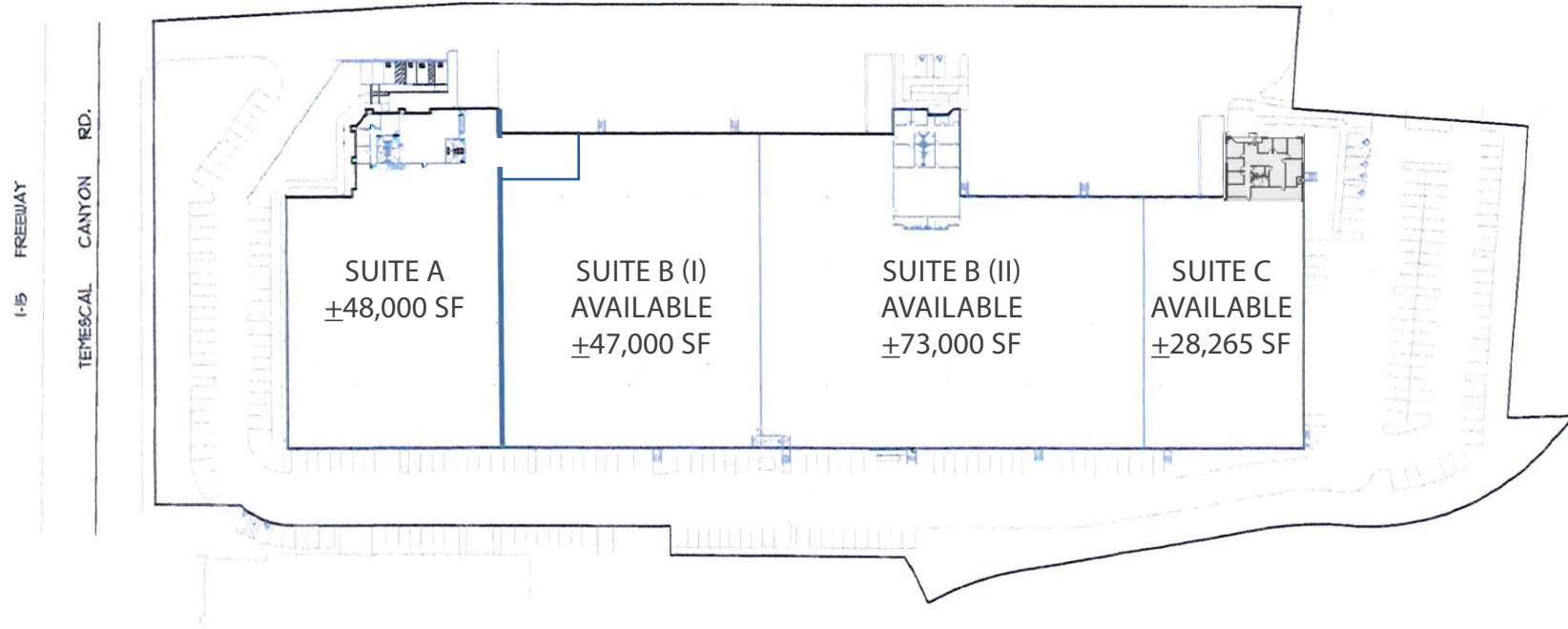


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FLOOR PLAN

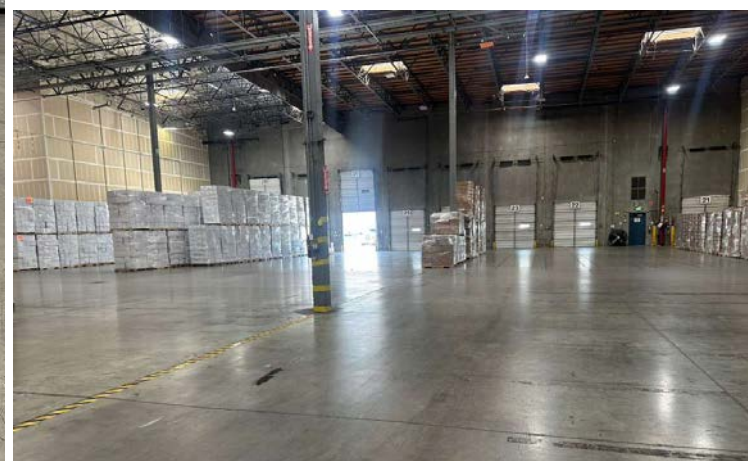
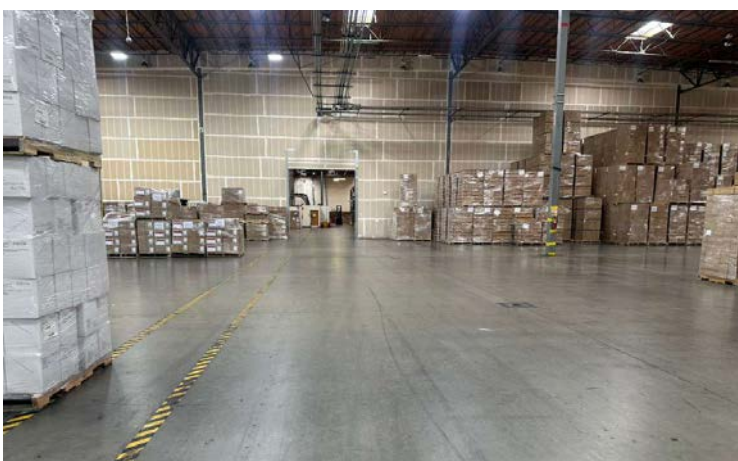
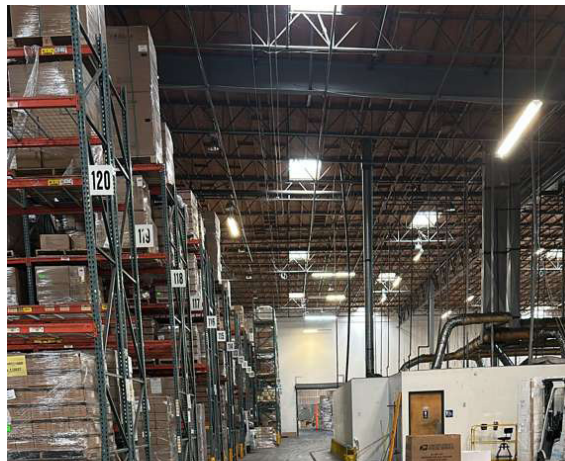
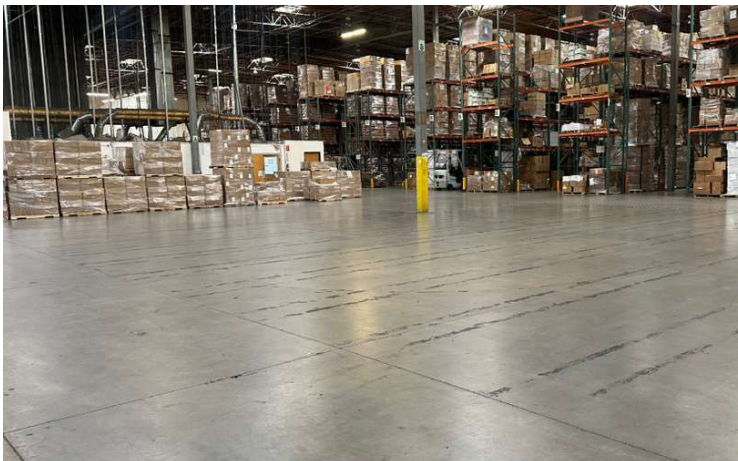


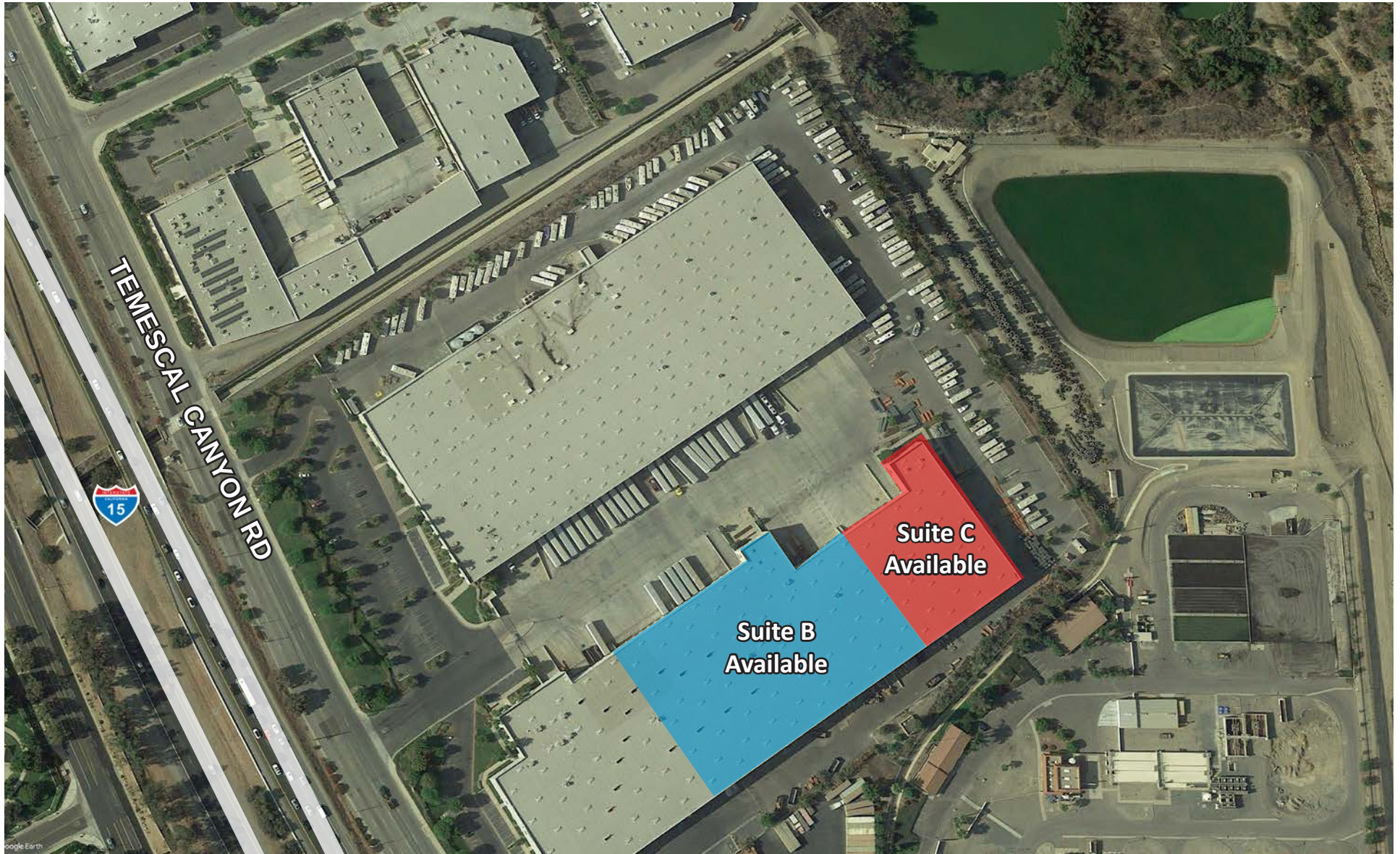
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PROPERTY PHOTOS



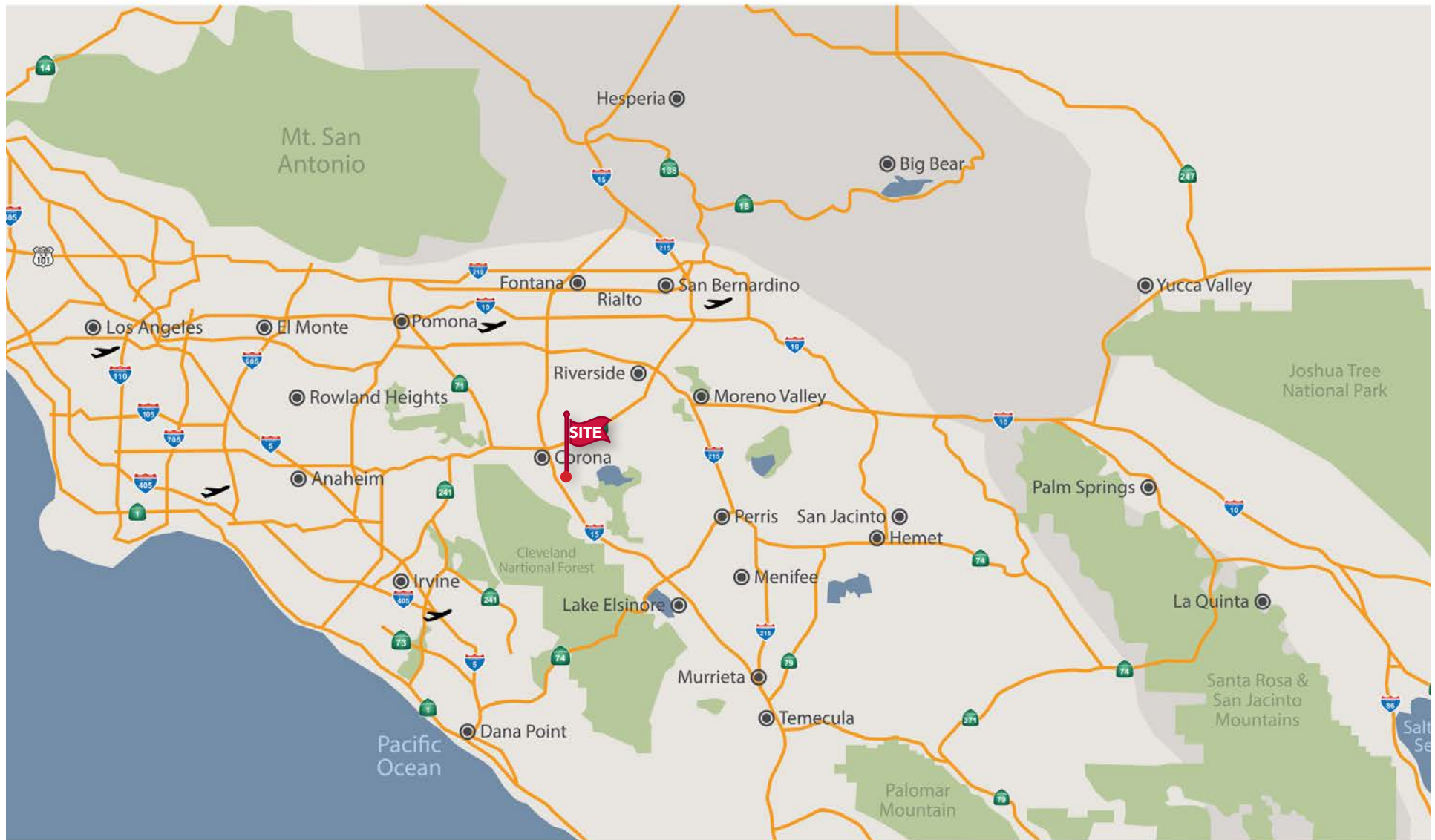


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LOCATION MAP



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