



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**RENOVATION COMPLETE
READY FOR IMMEDIATE OCCUPANCY**



±7,517 SF FREESTANDING INDUSTRIAL BUILDING

1235 GRAPHITE DRIVE, CORONA, CA 92881 | FOR LEASE

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

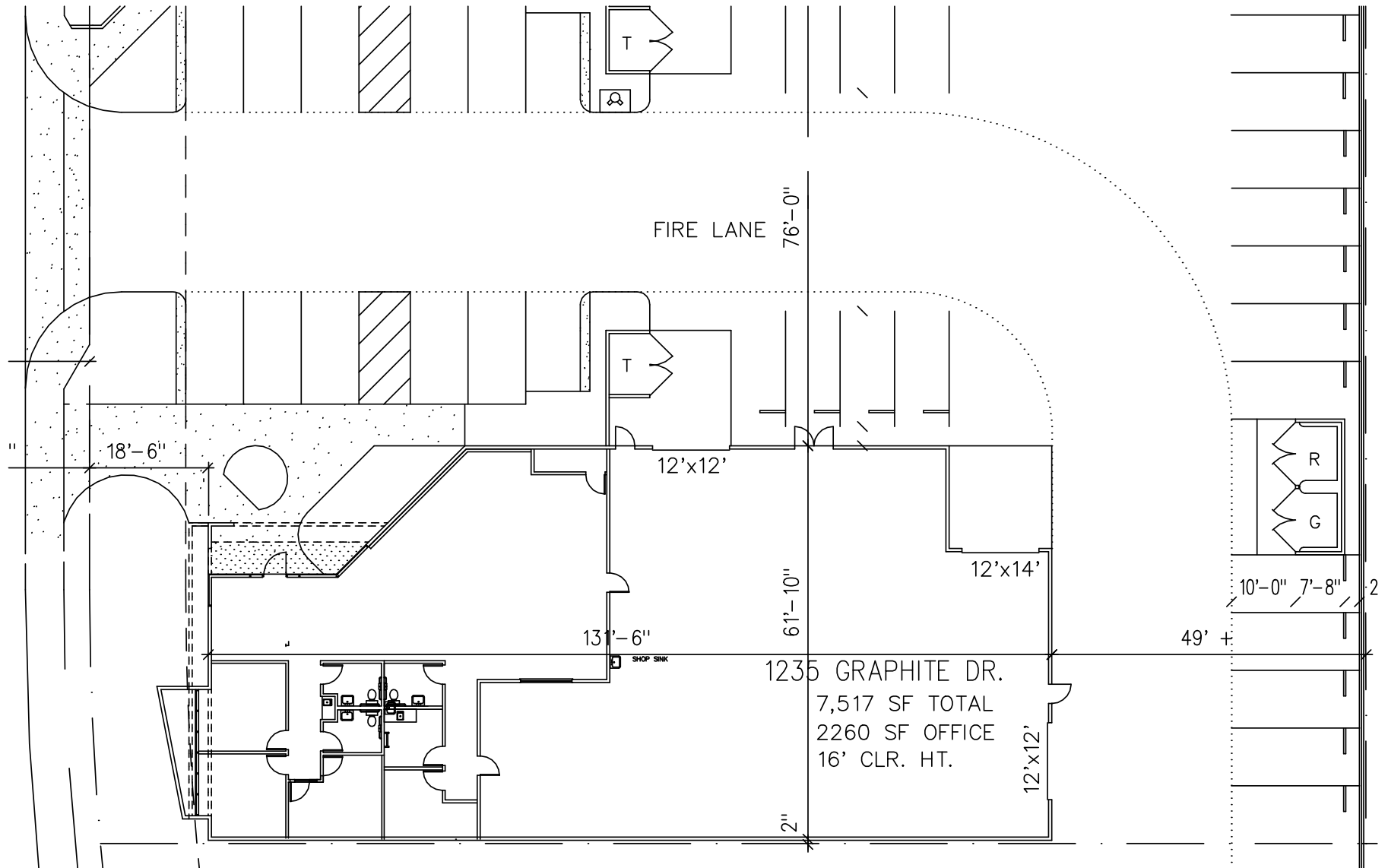
**GRAPHITE
BUSINESS PARK**

BUILDING HIGHLIGHTS

AVAILABLE SF:	±7,517 SF
OFFICE SF:	±2,260 SF
PROPERTY TYPE:	Freestanding Industrial Building
ZONING:	M4 (Light Industrial)
GL DOOR:	One (12' x 14'), Two (12' x 12')
CEILING HEIGHT:	16'
PARKING:	20 Parking Spaces
POWER:	400 Amps; 277/480 Volts (Verify)
SPRINKLERS:	0.33GPM/3,000 SF
YEAR BUILT	2001
COMMENTS	Space Heaters Gas Line to Building Extra HVAC in Warehouse



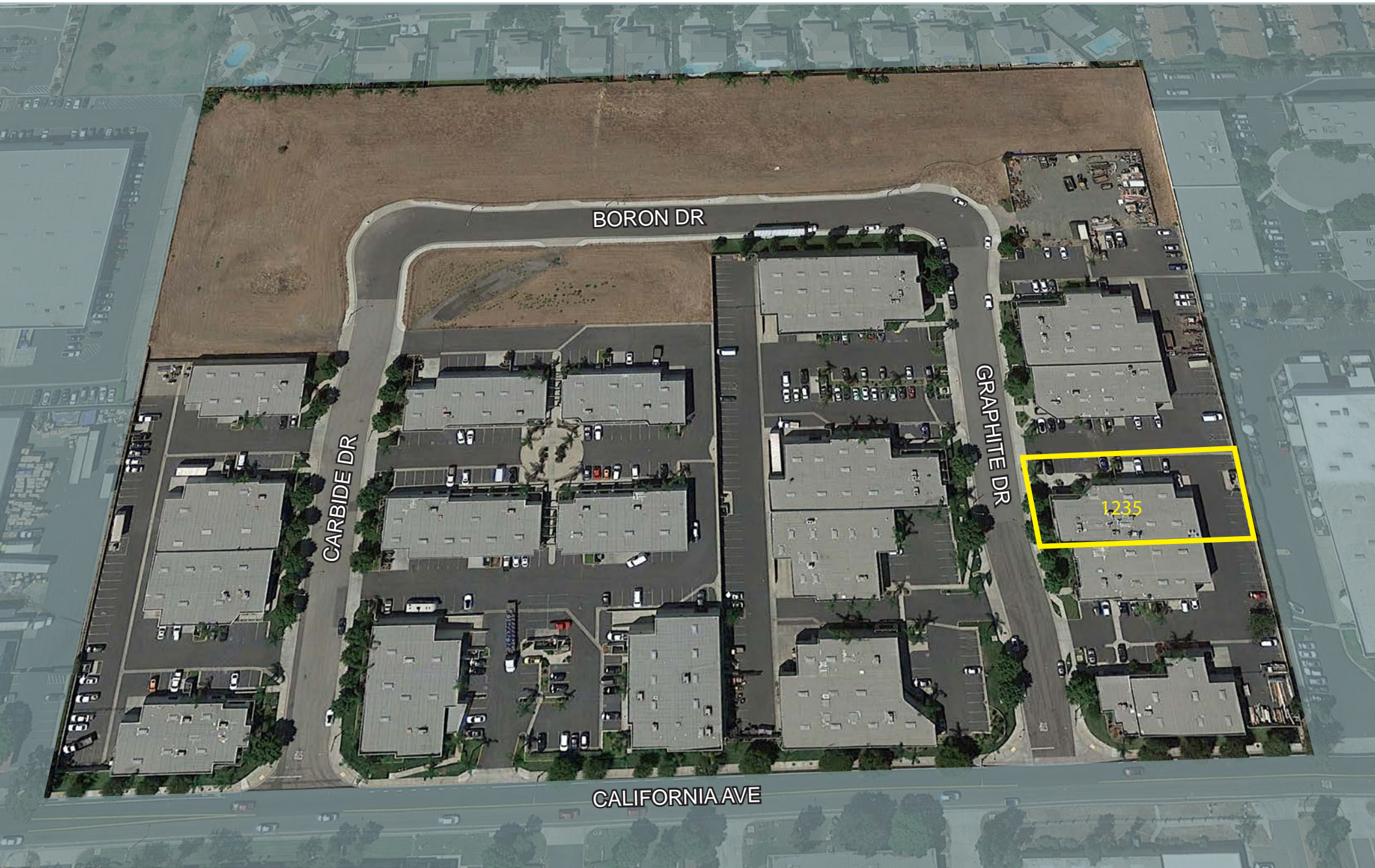
SITE PLAN



PROPERTY PHOTOS



AERIAL PHOTO



BORON DR

CARBIDE DR

GRAPHITE DR

1235

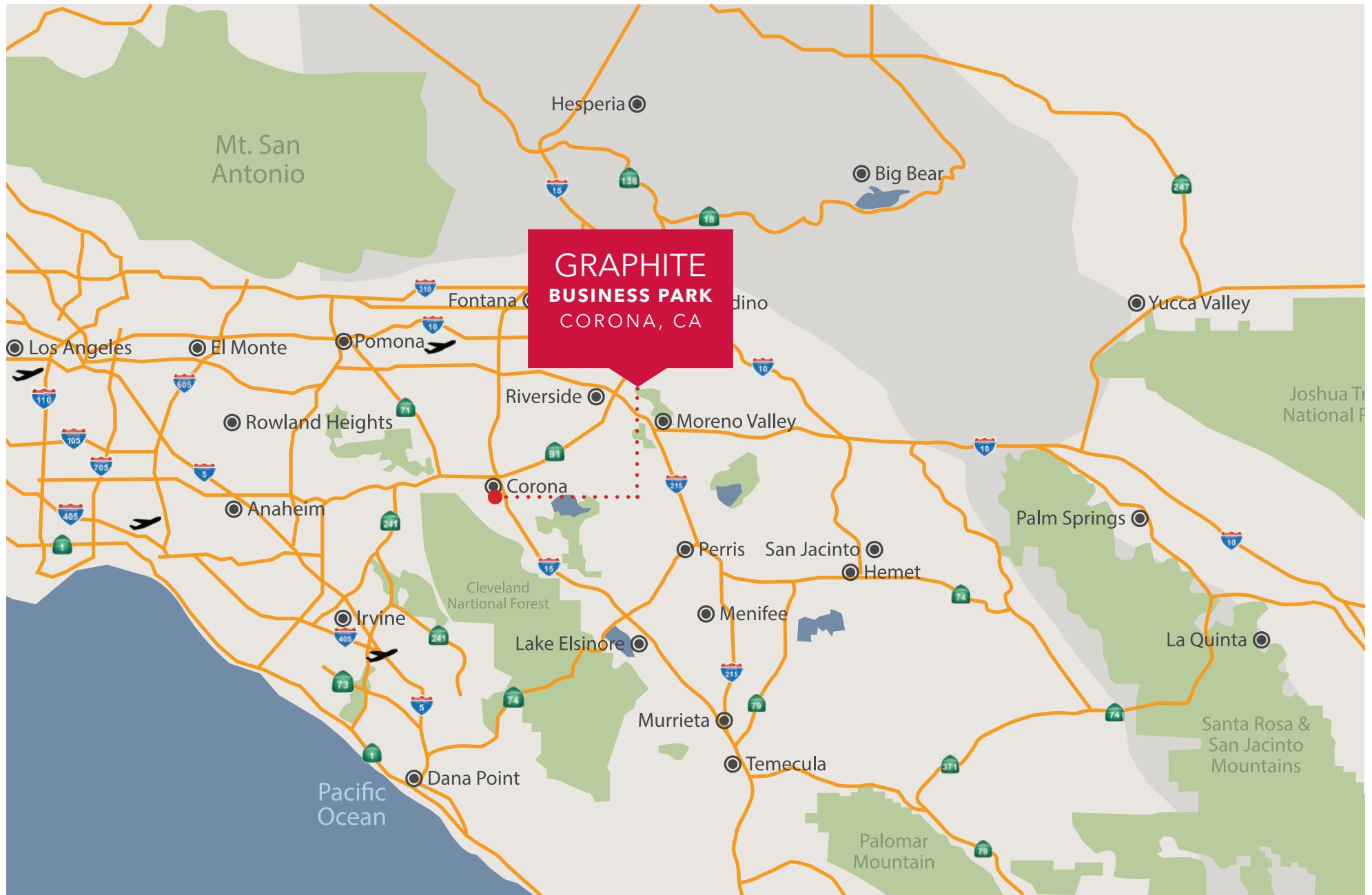
CALIFORNIA AVE

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REGIONAL MAP



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BUSINESS PARK**
CORONA, CA

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