

±6,882 SF FOR LEASE

## GRAPHITE BUSINESS PARK

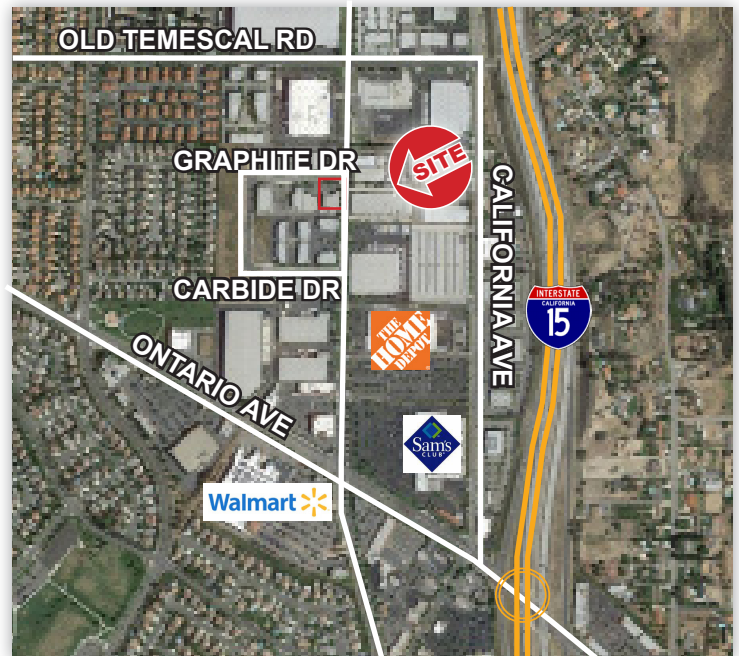
1275 GRAPHITE DRIVE, CORONA, CA 92881

Corner  
Location  
Fenced  
Yard



### BUILDING FEATURES

- ◆ Business Park Environment
- ◆ High Image Building on Corner
- ◆ ±1,853 Square Feet of Office Space
- ◆ 2.3:1 Parking Ratio
- ◆ One (12' x 14') Grade Level Door
- ◆ One (12' x 12') Grade Level Door
- ◆ 16' Clearance in Warehouse
- ◆ 400 Amp; 277/480 Volt 3 Phase Power
- ◆ Gas Line to Building
- ◆ Space Heaters in Warehouse
- ◆ M4 Zoning
- ◆ .33GPM/3,000SF Fire Sprinkler Calculation
- ◆ Excellent Freeway Access



#### LAWRENCE C. NULL, SIOR

lnull@lee-associates.com  
D 951.276.3616  
CALBRE 00822133

#### JUSTIN NULL

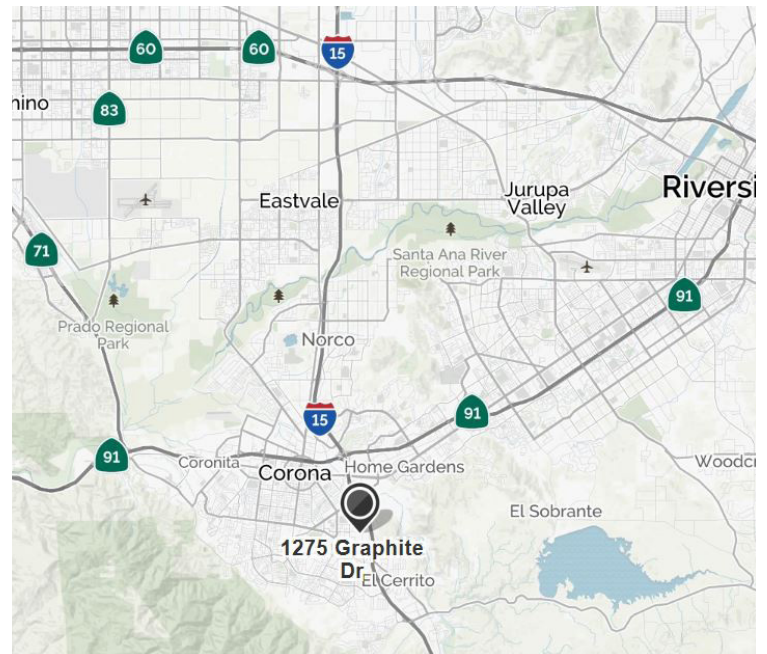
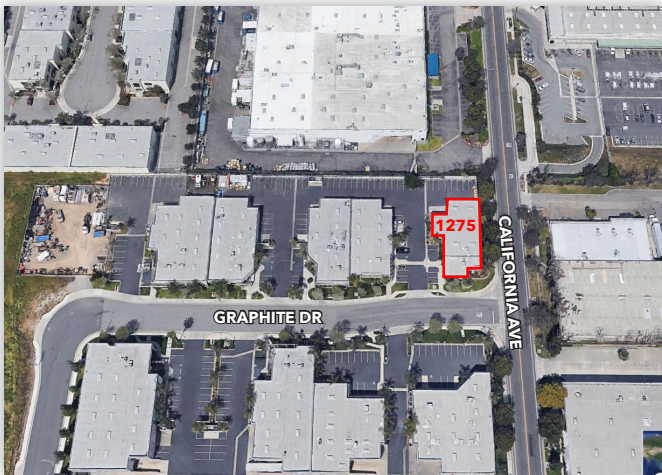
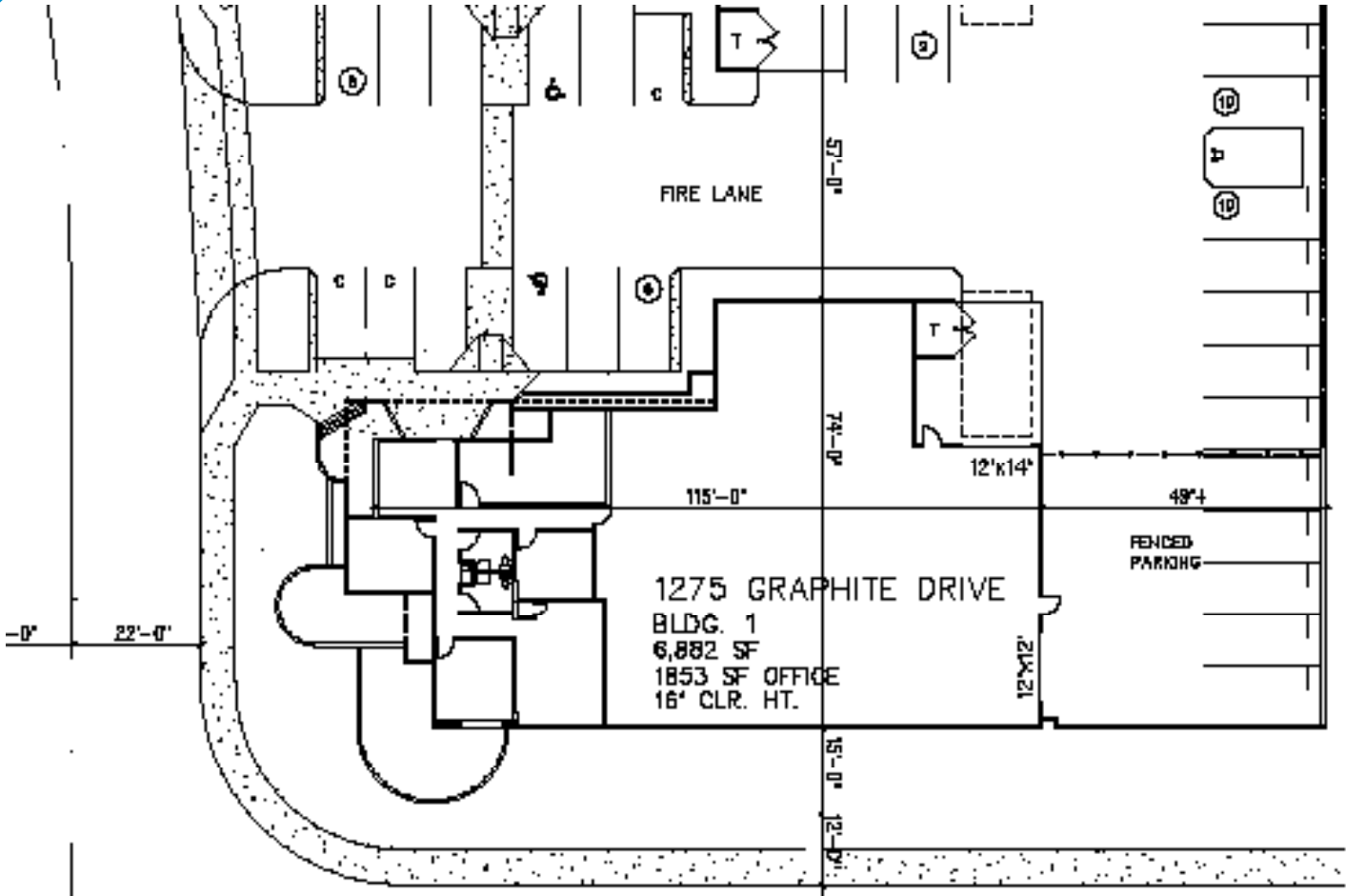
jnull@lee-associates.com  
D 951.276.3634  
CALBRE 01899025

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