

Profile 1 of 1

**Summary (71306)**

**Building 3  
1250 Carbide Dr.  
Corona, CA 92881**

<b>Business Park:</b>	Graphite Business Park Phase III
<b>County:</b>	Riverside
<b>Market:</b>	Corona
<b>Sub Market:</b>	Corona
<b>Available SF:</b>	7,897 SF
<b>Building SF:</b>	7,897 SF
<b>Industrial SF:</b>	6,747 SF
<b>Office SF:</b>	1,150 SF

**General Listing/Transaction Information**

<b>Asking Rate:</b>	\$0.99 GRS Per Month
<b>Transaction Type:</b>	Lease
<b>Vacancy Type:</b>	Direct
<b>Occupancy Type:</b>	Occupied

**Parking**

<b>Parking Ratio:</b>	2.50
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**Loading & Doors**

<b># GL/DID:</b>	3
<b>GL/DID Dim. (H x W)</b>	12x14
<b>Total Doors:</b>	3

**Contacts**

<b>Listing Broker(s)</b>	Larry Null, SIOR Lee & Associates - Riverside 951.276.3616 lnull@lee-associates.com Justin Null Lee & Associates - Riverside 951.276.3634 jnull@lee-associates.com
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**Building**

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	Mfg/Dist
<b>Year Built:</b>	2006
<b>ConstructionType:</b>	CTU
<b>Sprinkler:</b>	Yes
<b>Ceiling Ht:</b>	16' (Min)

**Utilities**

<b>Power:</b>	120/208 v 400 a 3 p
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**Site**

<b>Parcel Number:</b>	107-350-014 (P)
<b>Zoning:</b>	M-4

**Crane**
**Comments**

**Property Comments:** Excellent Freeway Access. Across From Home Depot & Sam's Club.

**Listing Comments:** Available 1/1/2019. High Image Building. 0.33/3,000 SF GPM Calculated Sprinkler System. No CAM, Only Prorated Share of Master Landscaping Contract of \$160/Month.