

**415** North Smith Avenue  
Corona, CA 92880

**FOR LEASE: ±18,537 SF**



COMMERCIAL REAL ESTATE SERVICES

4193 Flat Rock Drive, Suite 100  
Riverside, CA 92505  
Corporate DRE# 01048055

**LAWRENCE C. NULL, SIOR** | 951.276.3616 | [lnull@leeriverside.com](mailto:lnull@leeriverside.com) | DRE# 00822133

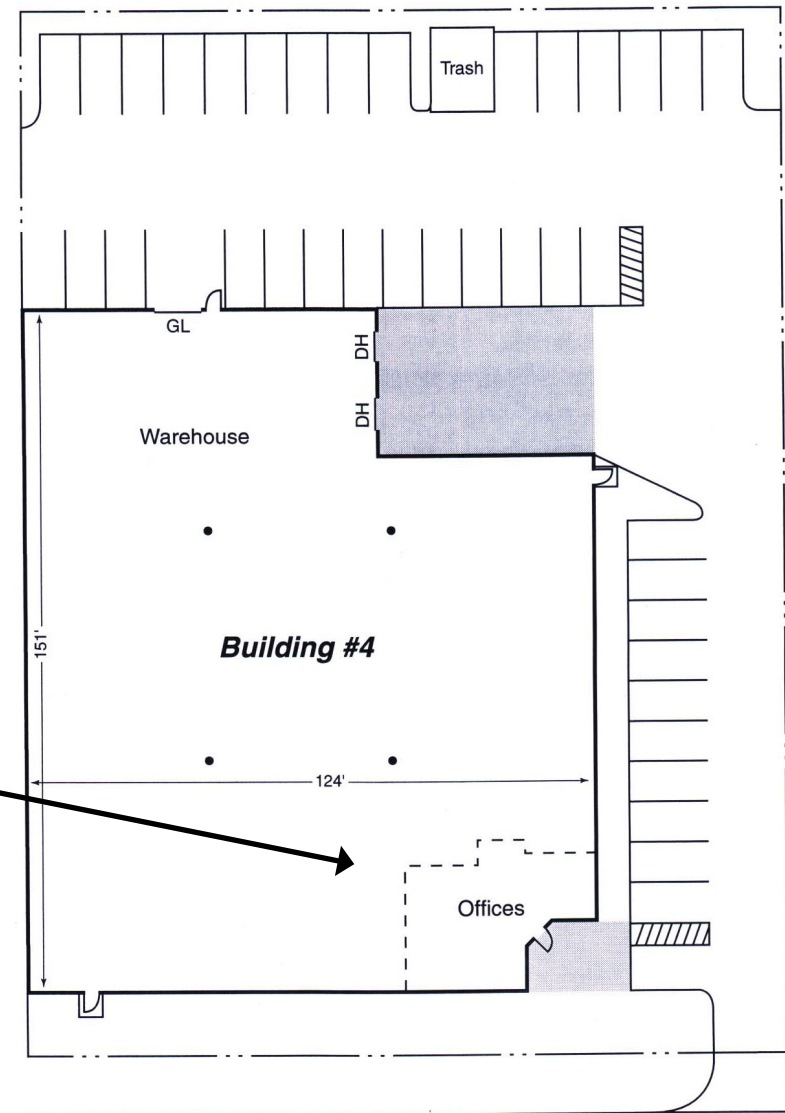
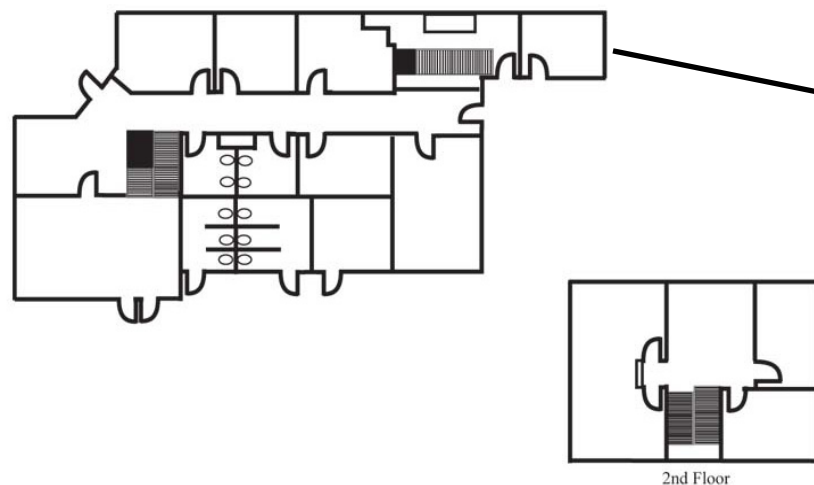
**JUSTIN NULL** | 951.276.3634 | [jnull@leeriverside.com](mailto:jnull@leeriverside.com) | DRE# 01899025

**GARRET GILLILAND** | 951.276.3648 | [ggilliland@leeriverside.com](mailto:ggilliland@leeriverside.com) | DRE# 02075196

# FLOOR PLAN & BUILDING FEATURES

## BUILDING FEATURES

- FREESTANDING INDUSTRIAL BUILDING SITUATED ON .88 ACRES
- ±3,000SF OF TWO-STORY OFFICE SPACE
- 400 AMP, 277/480 VOLT, 3-PHASE POWER
- 22' MINIMUM CLEAR HEIGHT
- 1 GROUND LEVEL DOOR
- 2 DOCK HIGH LOADING DOORS
- 2:1000 SF PARKING RATIO
- FENCEABLE YARD
- .37GPM/2000 SF FIRE SPRINKLER SYSTEM
- M2 ZONING



For further information, please contact:

Broker Contacts: Lawrence C. Null, SIOR, DRE #00822133 | Justin Null, DRE #01899025 | Garret Gilliland, DRE #02075196

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

# PROPERTY PHOTOS



Broker Contacts: Lawrence C. Null, SIOR, DRE #00822133 | Justin Null, DRE #01899025 | Garret Gilliland, DRE #02075196

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

# PROPERTY AERIAL

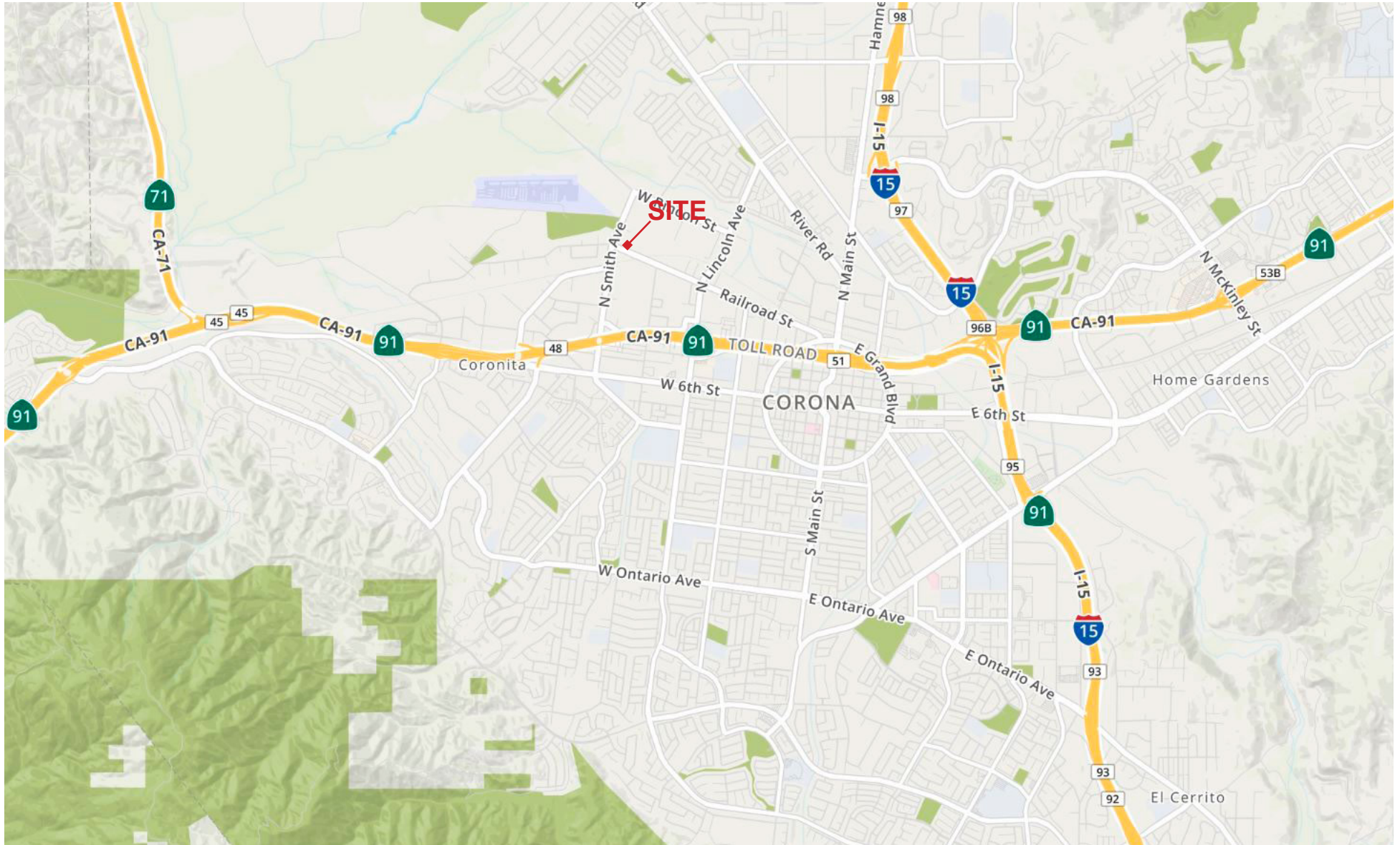


Broker Contacts: Lawrence C. Null, SIOR, DRE #00822133 | Justin Null, DRE #01899025 | Garret Gilliland, DRE #02075196

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

# LOCATION MAP



Broker Contacts: Lawrence C. Null, SIOR, DRE #00822133 | Justin Null, DRE #01899025 | Garret Gilliland, DRE #02075196

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