

Spectrum/Cardinal Business Park

NEW BUILDINGS FOR SALE

7,025 Sq.Ft. to 9,129 Sq.Ft.

RENDERING

PROJECT FEATURES:

- 8 New Freestanding Industrial Buildings
- Scheduled for Completion 2nd Quarter 2005
- High Image Corporate Environment
- "Fee Simple" Ownership of Individual Lots
- Dedicated Street – All Buildings Have Street Frontage
- Fenceable Yard/Parking Areas
- M-4 ("Industrial Park Zone") Allowing Most Office and Light Industrial Uses
- Ceiling Heights: 18' To 22'
- Above-Standard Parking Ratios
- Two (2) Ground Level Doors Per Building
- 400 Amps, 277/480 Volt, 3 Phase Power
- Immediate Access to the Ontario (I-15) Freeway and (91) Freeway

Old Temescal Road, Corona, California



For further information, please contact:

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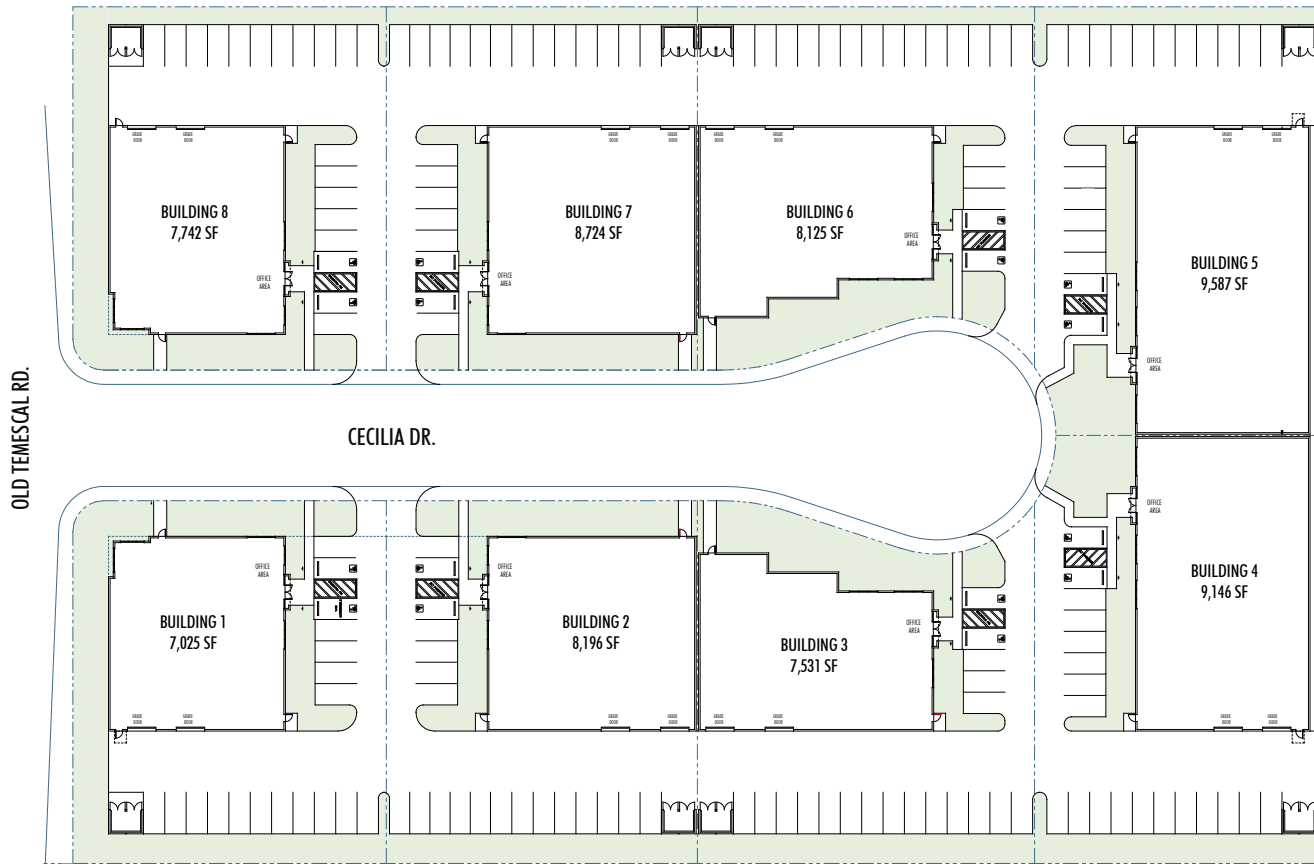
Property Solutions Worldwide

The information contained herein was obtained from third parties, and has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

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Bldg. #	Bldg. Size	Land Area	1st Floor Office	2nd Floor Office	Total Office Area	Warehouse Area	Parking Stalls	GL Load Doors	Ceiling Clearance
1	7,025 SF	.46 Acre	1,000 SF	950 SF	1,950 SF	5,075 SF	18 Stalls	2	22'
2	8,196 SF	.46 Acre	1,000 SF	950 SF	1,950 SF	6,246 SF	20 Stalls	2	22'
3	7,531 SF	.46 Acre	1,000 SF	950 SF	1,950 SF	5,581 SF	19 Stalls	2	22'
4	9,146 SF	.49 Acre	500 SF	0	500 SF	8,646 SF	19 Stalls	2	18'
5	9,587 SF	.49 Acre	500 SF	0	500 SF	9,087 SF	19 Stalls	2	18'
6	8,125 SF	.46 Acre	1,000 SF	950 SF	1,950 SF	6,175 SF	19 Stalls	2	22'
7	8,724 SF	.46 Acre	1,000 SF	950 SF	1,950 SF	6,774 SF	21 Stalls	2	22'
8	7,472 SF	.46 Acre	1,000 SF	950 SF	1,950 SF	5,522 SF	19 Stalls	2	22'

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