

FOR LEASE

A FREESTANDING INDUSTRIAL BUILDING
OF APPROXIMATELY 47,870 SQ. FT.



2395 RAILROAD STREET
CORONA, CALIFORNIA



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BUILDING INFORMATION

SITE DESCRIPTION

Year Built	1988
Building Zoned	M-2
Number of Buildings	1

BUILDING SIZE (SF)

Total Space	47,870 sf
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INDUSTRIAL

Total Industrial Space	39,481 sf
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OFFICE

Total Office Space	8,389 sf
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TECHNICAL SPECIFICATION

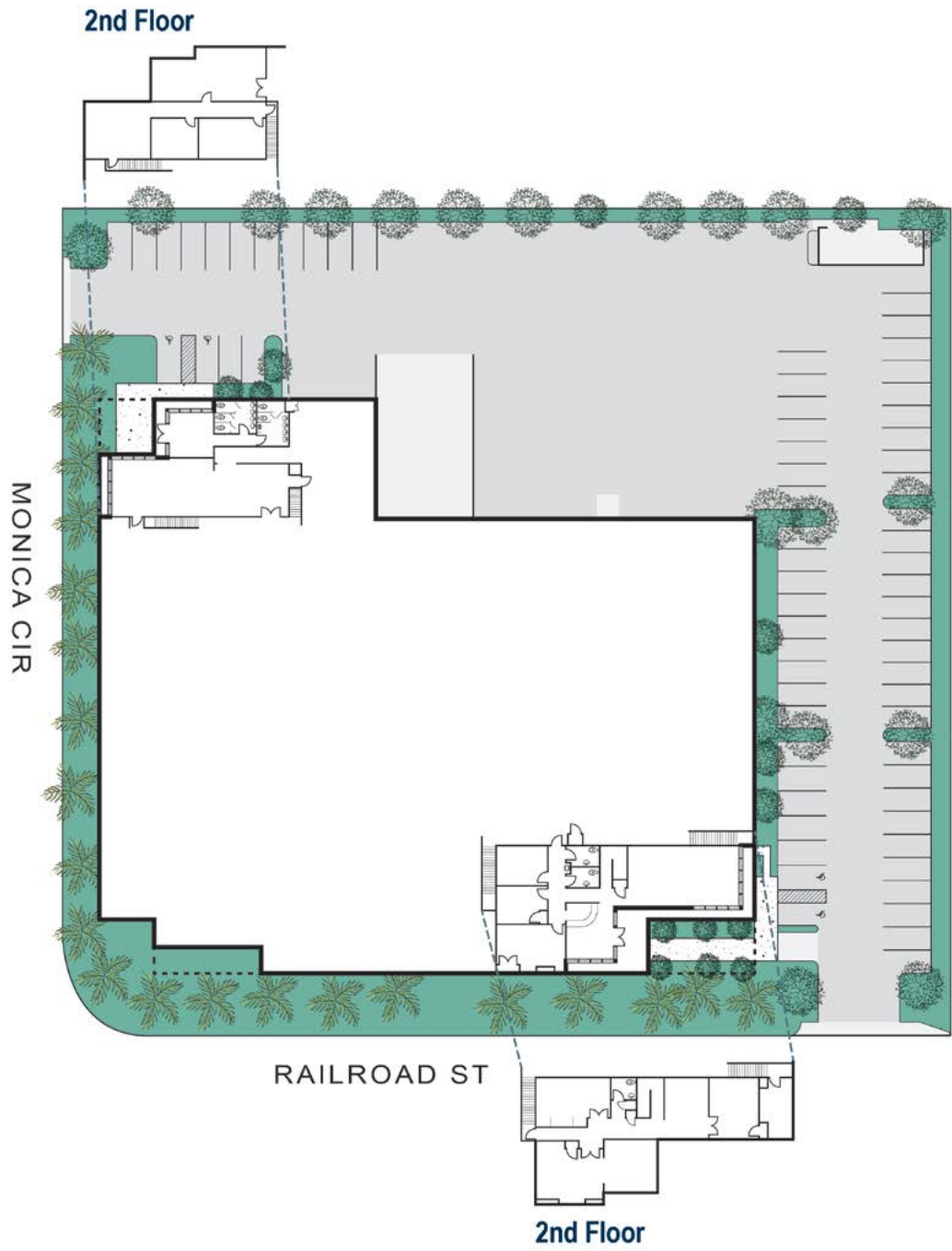
Ceiling Height	22' - 26'
Maximum Door Height	12'

CONSTRUCTION

Available Electrical (Amps) Volts (Verify)	800 Amps; 277/480
Exterior Finish	Concrete Tilt Up

SAFETY & PARKING

Sprinkler System	.33 GPM / 3,000 Sq.Ft.
Total Parking Stalls	105 Stalls



PROPERTY DESCRIPTION

BUILDING SIZE:	47,870 SQ FT
SITE AREA:	2.30 ACRES
CLEAR HEIGHT:	22'-26'
OFFICE:	±8,389 SF TOTAL ±4,357 SQUARE FEET (UNIT A) ±4,032 SQUARE FEET (UNIT B)
ELECTRICAL CAPACITY:	600 AMPS; 277/480 VOLTS
CAR PARKING:	105 STALLS
COLUMN SPACING:	36' X 48'
LOADING:	TWO (2) DOCK HIGH DOORS FOUR (4) GROUND LEVEL DOORS
TRUCK COURT:	APPROXIMATELY 110'

BUILDING INFORMATION

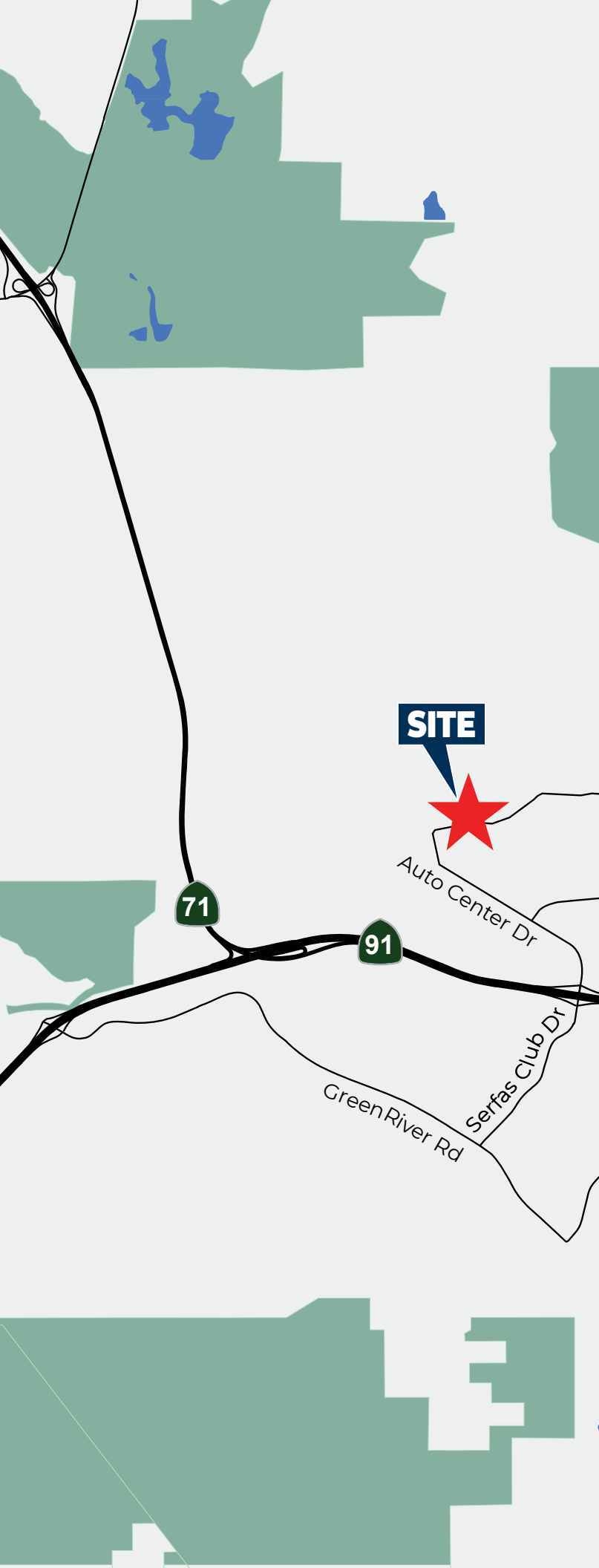
CENTRALLY LOCATED NORTH OF THE RIVERSIDE (91) FREEWAY.

CONVENIENT ACCESS TO THE INTERSTATE (15) AND POMONA (60) FREEWAYS AND HIGHWAY (71).

ACCESS TO THE WEST CORONA METROLINK AND NORTH MAIN CORONA METROLINK.







LOCATION

2395 RAILROAD is located immediately north of the Riverside (91) freeway and offer convenient access to the Interstate (15), Pomona (60) freeways, Highway (71), West Corona Metrolink and North Main Corona Metrolink. The property also offers easy access to the Ontario International Airport, John Wayne Airport, Long Beach Airport, Los Angeles International Airport and the ports of Long Beach and Los Angeles. The city is served by the Chino Valley (SR 71), Ontario (I-15), and Riverside (SR 91) freeways.

LABOR FORCE

- MEDIAN AGE: 34
- AVERAGE HOUSEHOLD INCOME: \$108,492
- AVERAGE EDUCATION REACHED: HIGH SCHOOL GRADUATE
- WORKFORCE POPULATION WITHIN A 30 MIN DRIVE: 1,279,162

TRANSPORTATION

- 60 miles to Los Angeles International Airport
- 26 miles to John Wayne Airport
- 20 miles to Ontario International Airport
- 50 miles to the Ports of Los Angeles / Long Beach

NEARBY AMENITIES

CORONA HILLS PLAZA

±5 MIN

- COSTCO
- THE HOME DEPOT
- TJ MAXX
- STARBUCKS
- LAZY DOG CAFE
- ROSS DRESS FOR LESS
- PIELOGOY
- TEXAS ROADHOUSE

CIVIC AMENITIES

- CIVIC CENTER THEATRE
- CLEVELAND NATIONAL FOREST
- EL CERRITO SPORTS PARK
- CORONA MUNICIPAL AIRPORT
- CORONA HERITAGE MUSEUM

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Exclusively Offered by:

Michael A. Hefner, SIOR

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Voit

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