



FOR SALE OR LEASE
±99,560 SF INDUSTRIAL BUILDING ON 4.81 ACRES
959 E. 3RD STREET, CORONA, CA 92880



PROPERTY HIGHLIGHTS

- Excellent West Corona Location
- 91 Fwy Frontage at I-15 Interchange
- 32' Min. Warehouse Ceiling Clearance
- ±5,393 SF Two Story Office
- ESFR Fire Sprinkler System
- Fenced Yard
- 11 Dock High Doors
- 2 Ground Level Doors
- 800 Amps, 277/480
Expandable to 2,000 Amps, UGPS
- BMP (Business Park) Zoning



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Regional Facts

-  **42 Miles** to the Port of Los Angeles
-  **38.9 Miles** to the Port of Long beach
-  **16.9 Miles** to the Ontario Int. Airport
-  **54.5 Miles** to the Los Angeles Int. Airport
-  **14.7 Miles** to the UPS HUB
-  **14.2 Miles** to the FedEx HUB



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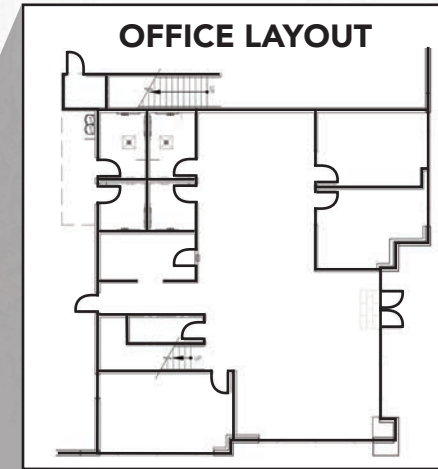
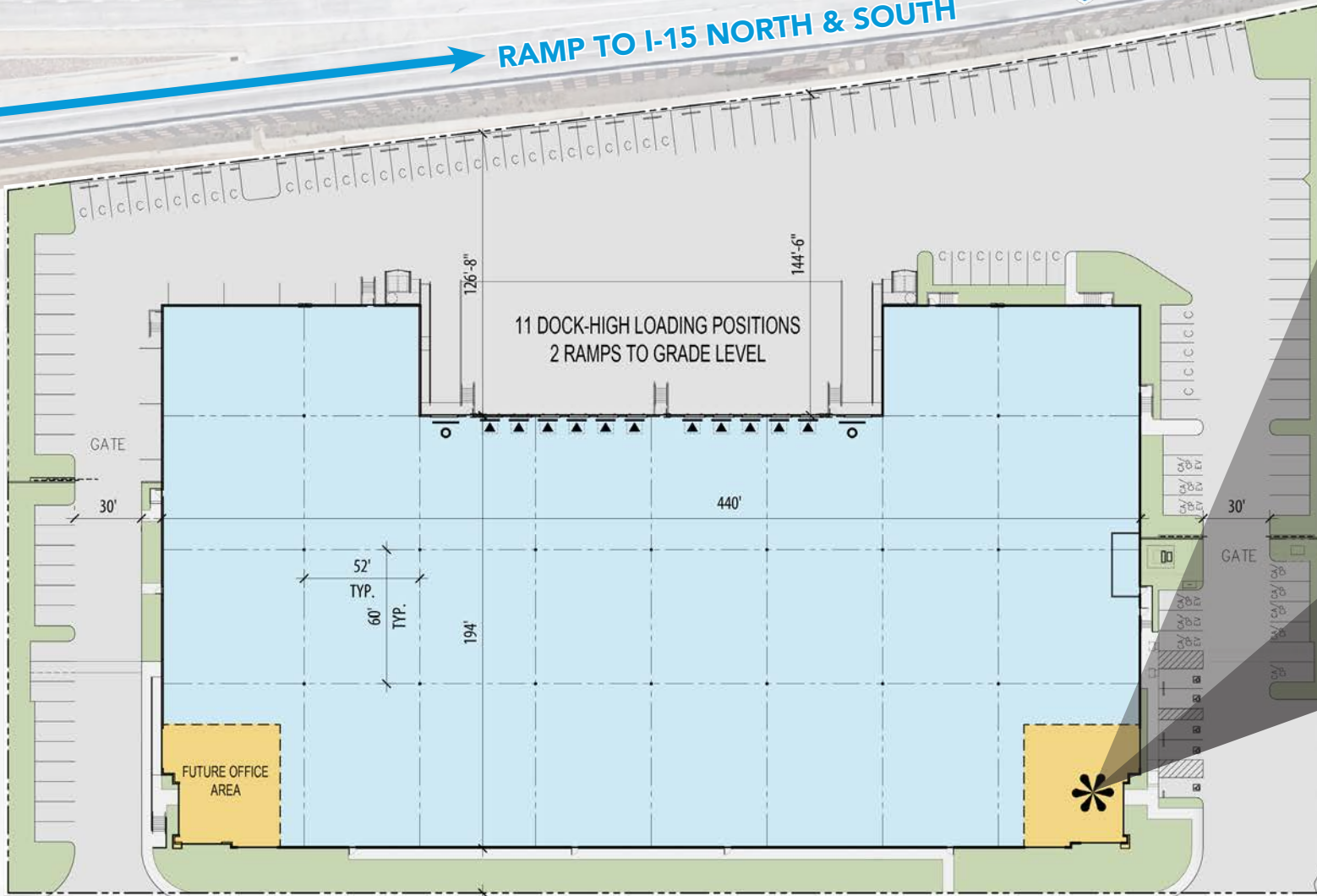




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RAMP TO I-15 NORTH & SOUTH



3RD Street



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ANOTHER QUALITY PROJECT



±99,560 SF INDUSTRIAL BUILDING FOR SALE OR LEASE | 959 E. 3RD STREET, CORONA, CA



LOCAL BUSINESSES INCLUDE

- | | | |
|-------------------------|-----------------|-----------------------------|
| Lucas Oil Products | Mothers/Mark V | Rockwell Collins Aerospace |
| Ferguson Plumbing | Ply Gem Windows | North American Pet Products |
| Core-Mark International | World Pack USA | Sysco Guess Supply |
| Eibach Springs | Penske Trucks | Monster Energy |



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