

FOR LEASE ±53,976 SF INDUSTRIAL BUILDING | DIVISIBLE TO ±26,988 SF



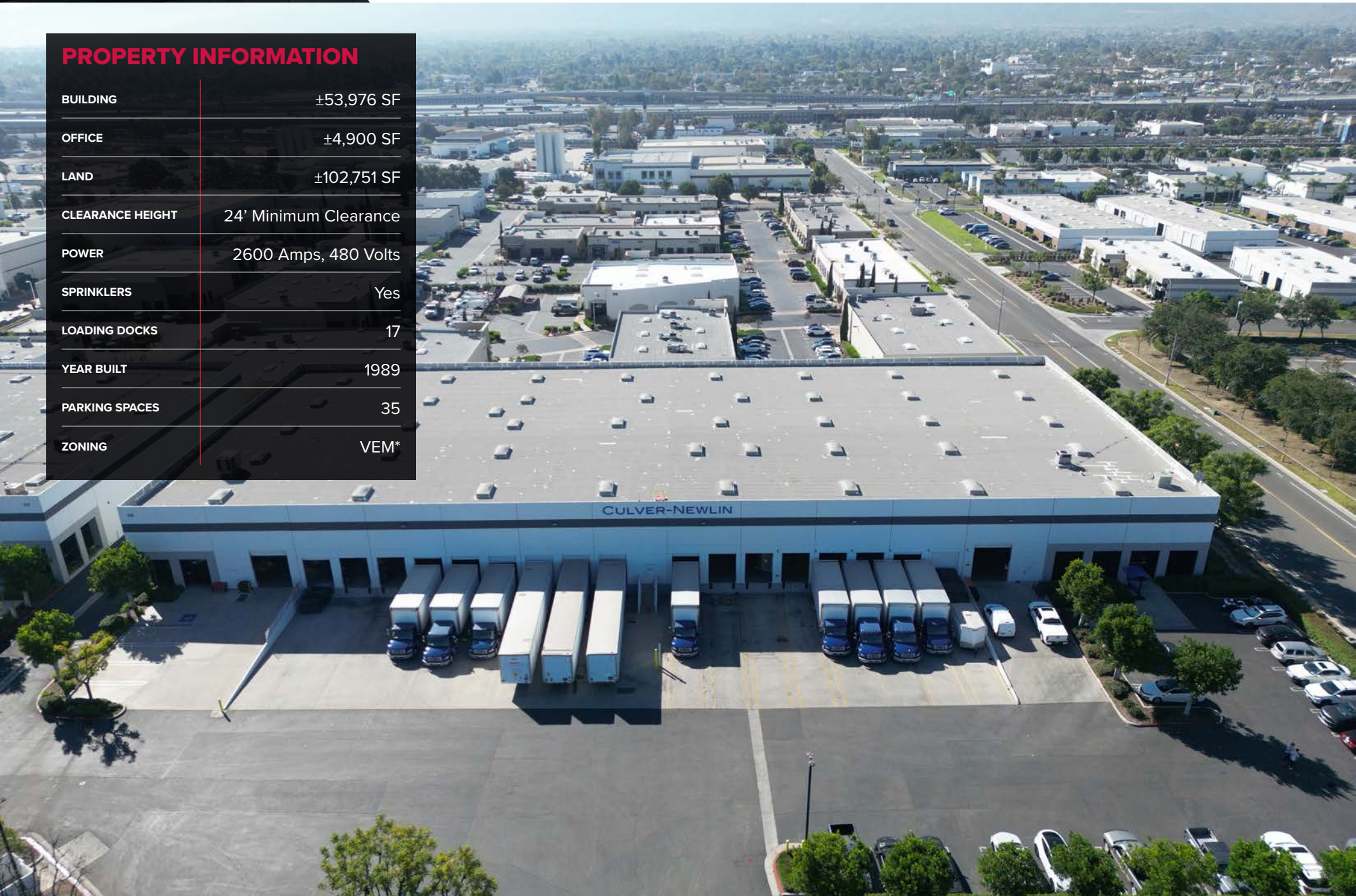
500 E RINCON ST | CORONA, CA 92879



±53,976 SF INDUSTRIAL BUILDING FOR LEASE

PROPERTY INFORMATION

BUILDING	±53,976 SF
OFFICE	±4,900 SF
LAND	±102,751 SF
CLEARANCE HEIGHT	24' Minimum Clearance
POWER	2600 Amps, 480 Volts
SPRINKLERS	Yes
LOADING DOCKS	17
YEAR BUILT	1989
PARKING SPACES	35
ZONING	VEM*



±53,976 SF INDUSTRIAL BUILDING FOR LEASE



Building can be Divided to ±26,988 SF



Ideal for Distribution, Manufacturing, or Large-Footprint Operations



Multiple Loading Docks and Yard Access



High Clearance Warehouse



Prime Corona Location Offering Freeway Access to the 15 & 91 Freeways



±5,000 SF of Office Space Divided Between Both Sides of the Building



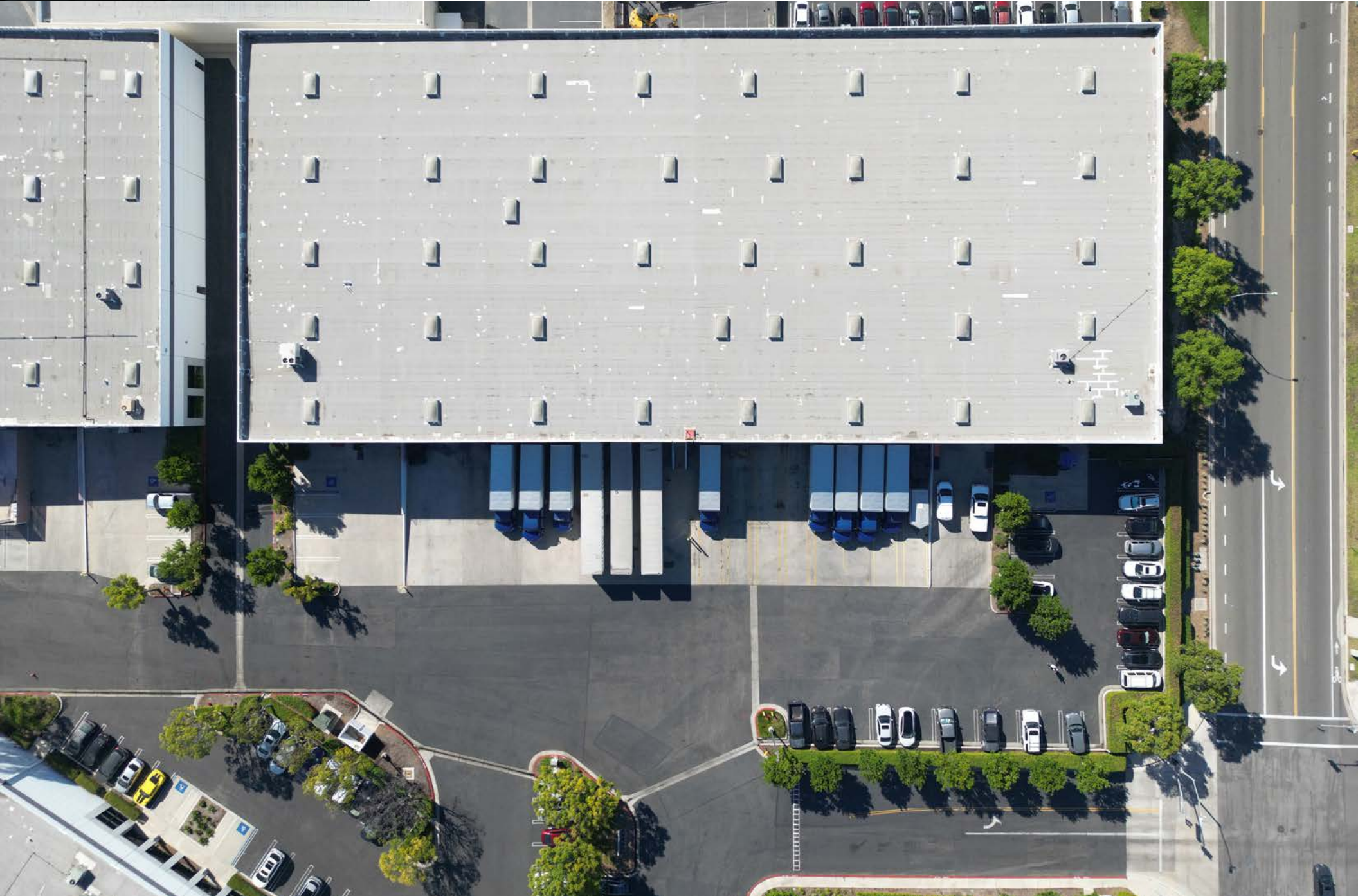
Highly Functional Layout and Design



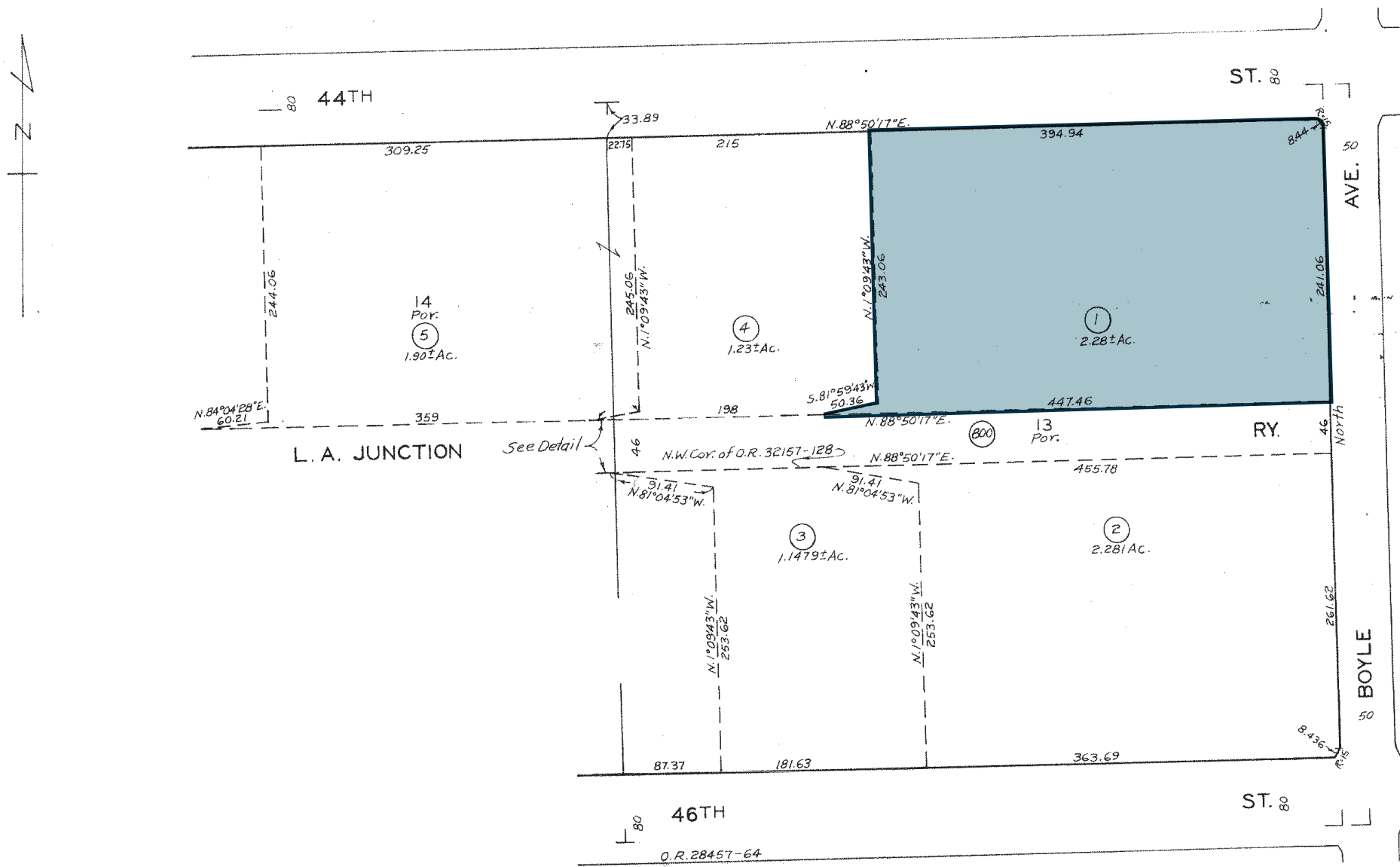
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LEE-ASSOCIATES.COM/DOWNTOWNLA

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies.

