

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



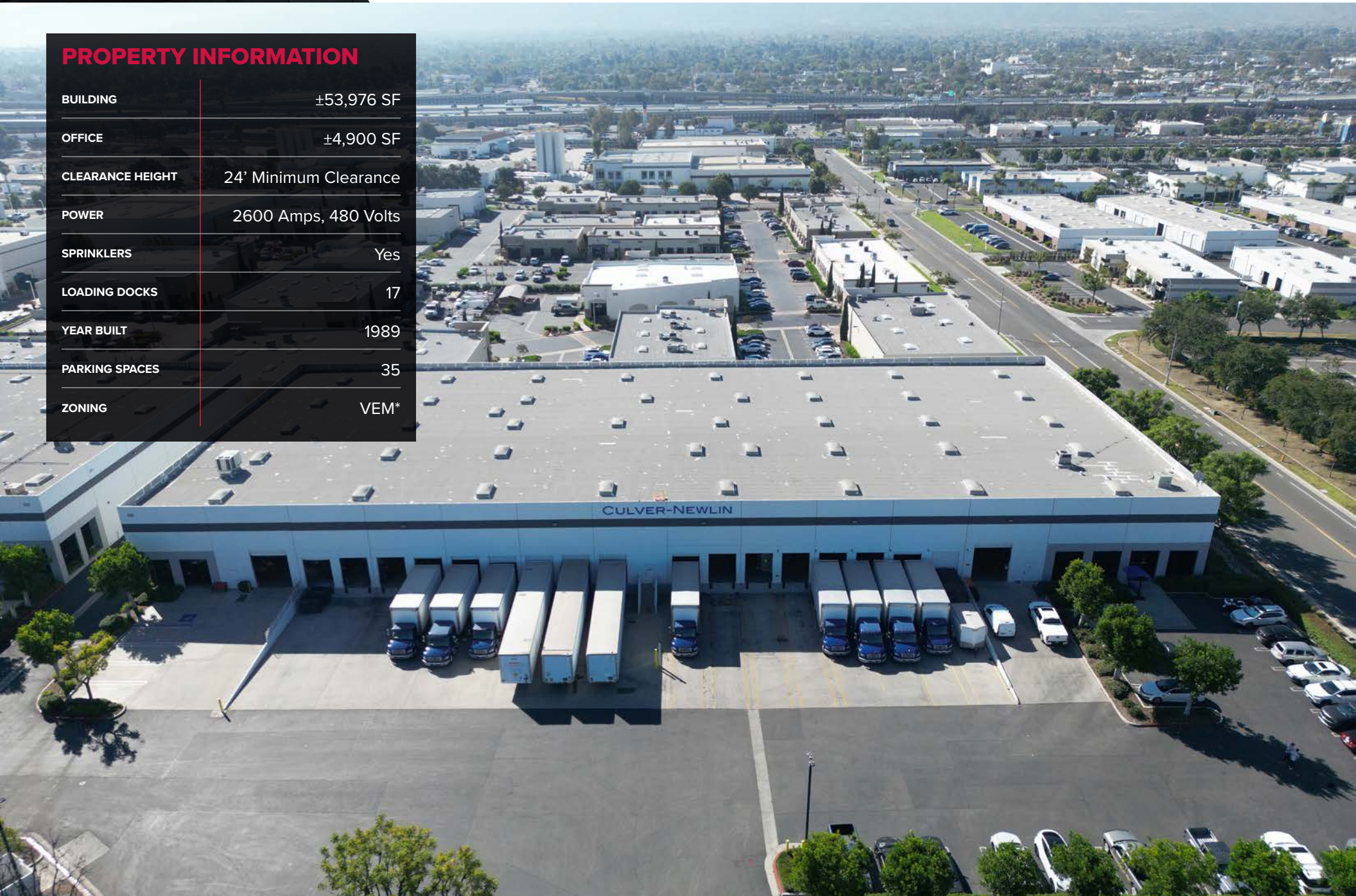
500 E RINCON ST | CORONA, CA 92879



±53,976 SF INDUSTRIAL BUILDING FOR SUBLEASE

PROPERTY INFORMATION

BUILDING	±53,976 SF
OFFICE	±4,900 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 SUBLEASE



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



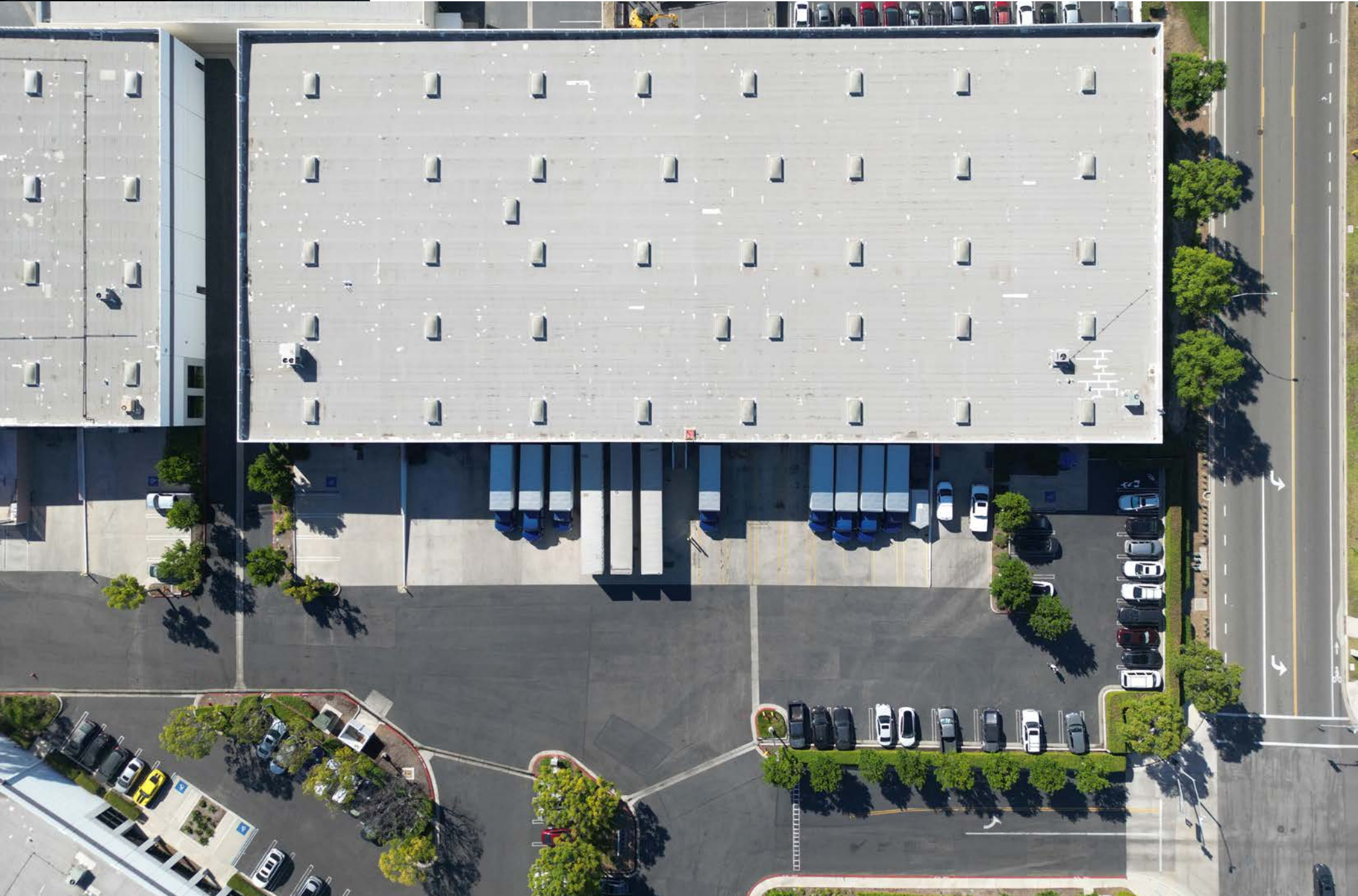
Highly Functional Layout and Design



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500 E RINCON ST | CORONA, CA 92879

Matthew Eddy

Senior Vice President

meddy@lee-associates.com
213.268.8922

LIC NO 01844956

Everett Phillips

Senior Vice President

ephillips@lee-associates.com
626.755.4199

LIC NO 01992837

Mark Haynes

mhaynes@lee-associates.com
415.948.3546

LIC NO 02235531

Bryant Gavello

bgavello@lee-associates.com
650.996.0477

LIC NO 02230186

Lee & Associates | Downtown Los Angeles 1201 N Main St, Los Angeles, CA 90012
CORP ID 02174865

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.

