

1645 LEESON LANE

CORONA / CALIFORNIA 92879

ENERGIZED & READY FOR OCCUPANCY

FOR SALE
OR LEASE

62,669 SF
INDUSTRIAL BUILDING

OWNERSHIP OPEN TO
**SHORT TERM
LEASES**



Home	Aerial	Photos	Site Plan	Features	Office Plans	Truck Routes	Drive Times	Racking Plan
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Developed By



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MBK
INDUSTRIAL
PROPERTIES
AN MBK REAL ESTATE COMPANY

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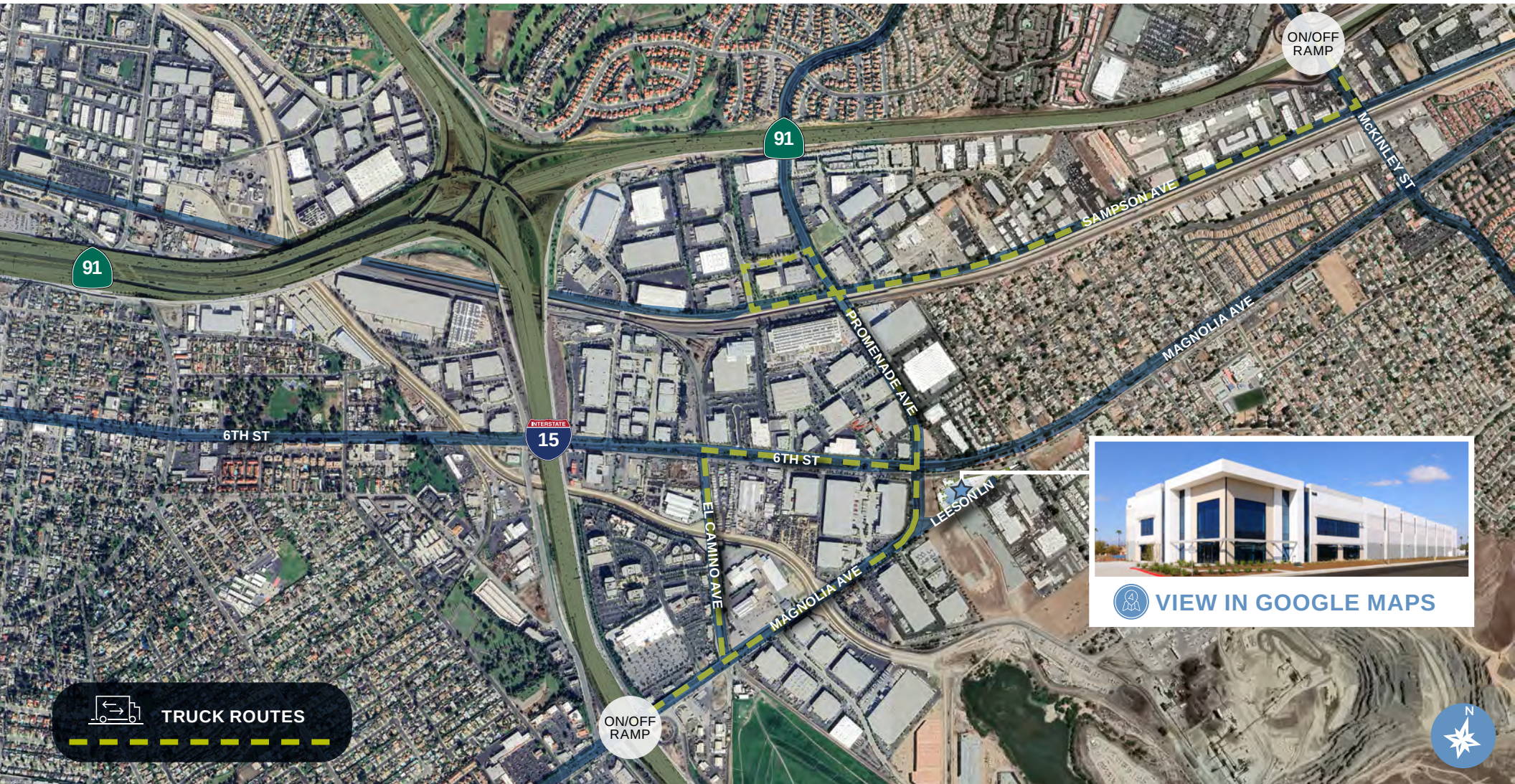


// **PROPERTY FEATURES****High Image**
Distribution Facility**7 Dock High Doors**
(9'x10') with three Kelley
35k lbs pit levelers installed**±3.45 Acres**
of Land**±3,000 SF**
Two-story spec office
space with two
warehouse restrooms**2 Grade Level Doors**
(12'x14') Plus, additional
GL knock-out panel**175'+ Secured & Lit**
Concrete Truck Court**32' Minimum**
Clear height**800 Amps, 277/480 Volt**
(Expandable to 2,000)
Tenant to verify**52' x 60'** Typical
Bay spacing completely
joint-sealed warehouse**ESFR Sprinkler System**
(K25 heads @ 45 psi)**LED Warehouse Lights**
with sensors**Large Secured**
Outside Storage Area**±80 Parking Stalls**
with additional parking
available along Leeson
Lane**Excellent Freeway**
Access - Interstate 15
& Highway 91**Strategic Location**
& Transportation
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// OFFICE PLANS



// TRUCK ROUTES





Excellent Freeway Access - Interstate 15 & Highway 91



0.8 MILES

TO INTERSTATE 15

1.7 MILES

TO HIGHWAY 91



18 MILES

TO ONTARIO INT'L AIRPORT

57 MILES

TO LOS ANGELES INT'L AIRPORT



50 MILES

TO PORT OF LONG BEACH

53 MILES

TO PORT OF LOS ANGELES

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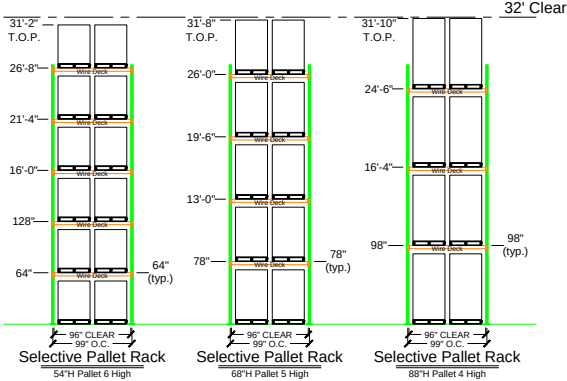
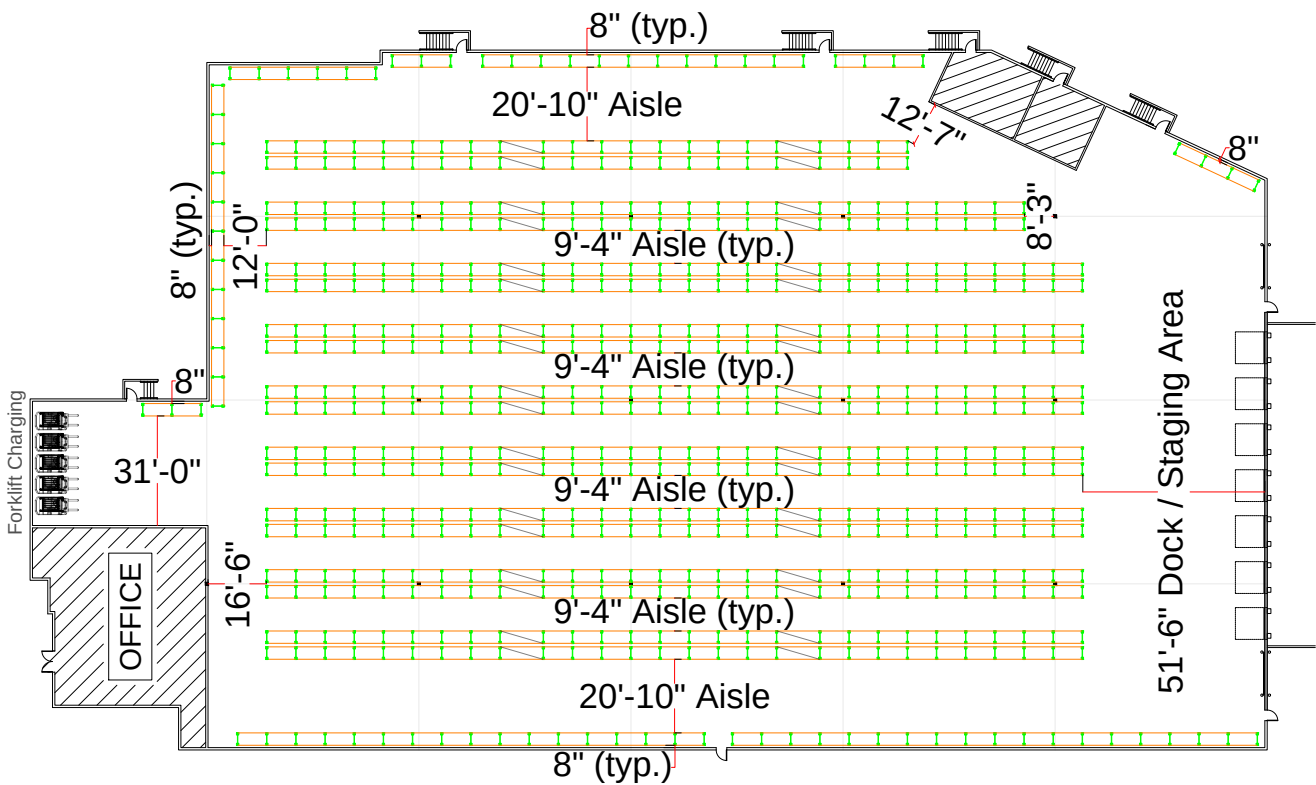
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// CONCEPTUAL RACKING PLAN



32' CLEAR HEIGHT		
Number of Bays	Pallet Height	Pallet Positions
541	54"	6,384
	68"	5,374
	88"	4,256

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