

# 1645 LEESON LANE

CORONA / CALIFORNIA 92879

**ENERGIZED & READY FOR OCCUPANCY**

FOR SALE  
OR LEASE

**62,669 SF**  
INDUSTRIAL BUILDING



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Developed By



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62,669 SF INDUSTRIAL BUILDING



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Ryan Velasquez | 909 800 0576

Milo Lipson | 909 942 4648

Cooper Hughes | 562 652 7486







**MBK**  
INDUSTRIAL  
PROPERTIES  
AN MBK REAL ESTATE COMPANY

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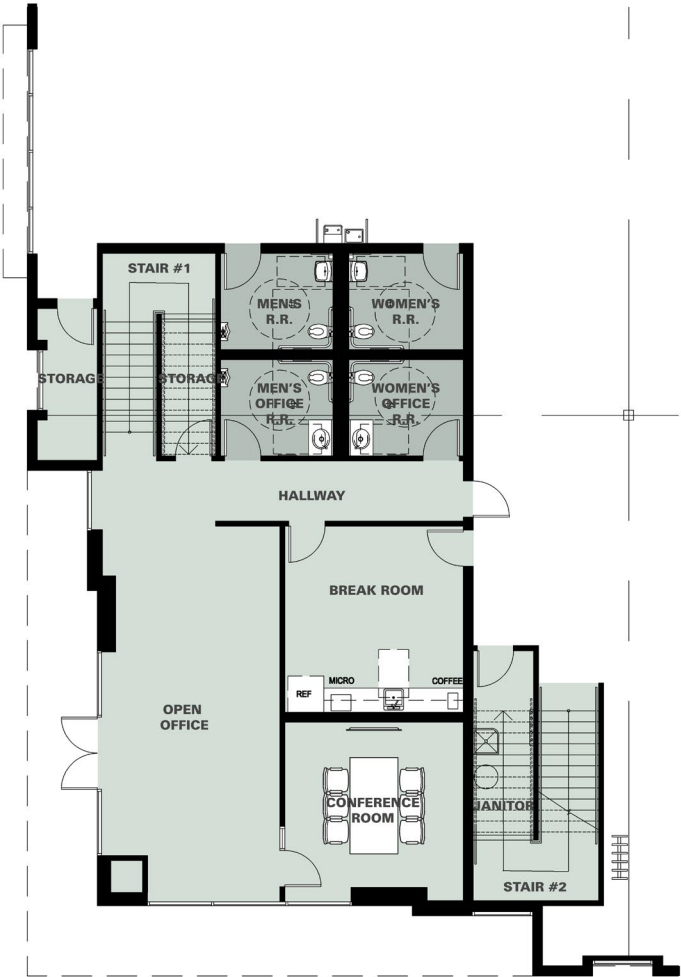
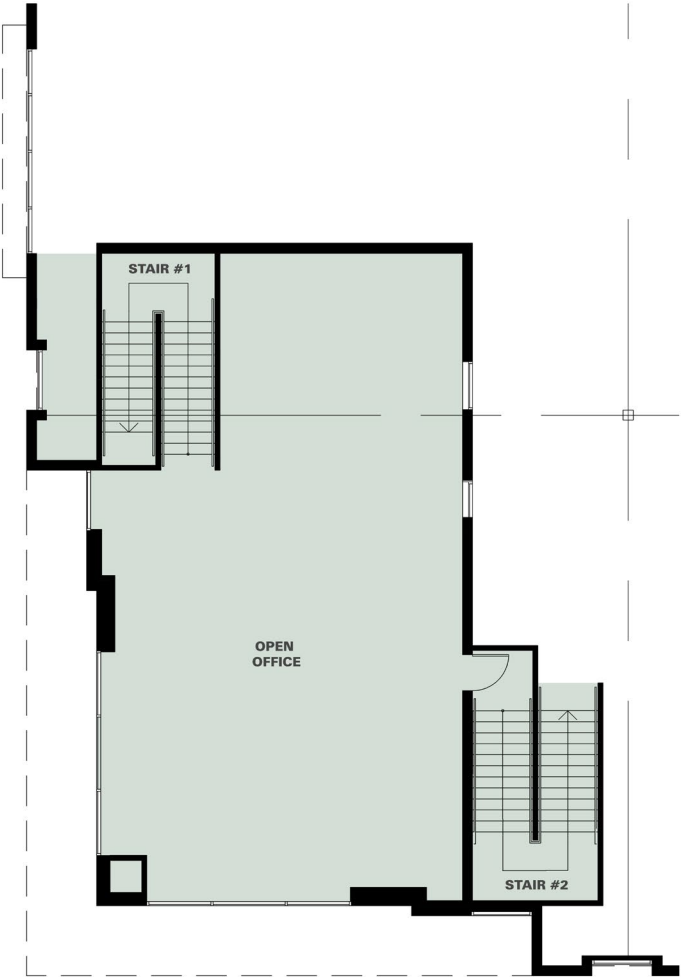
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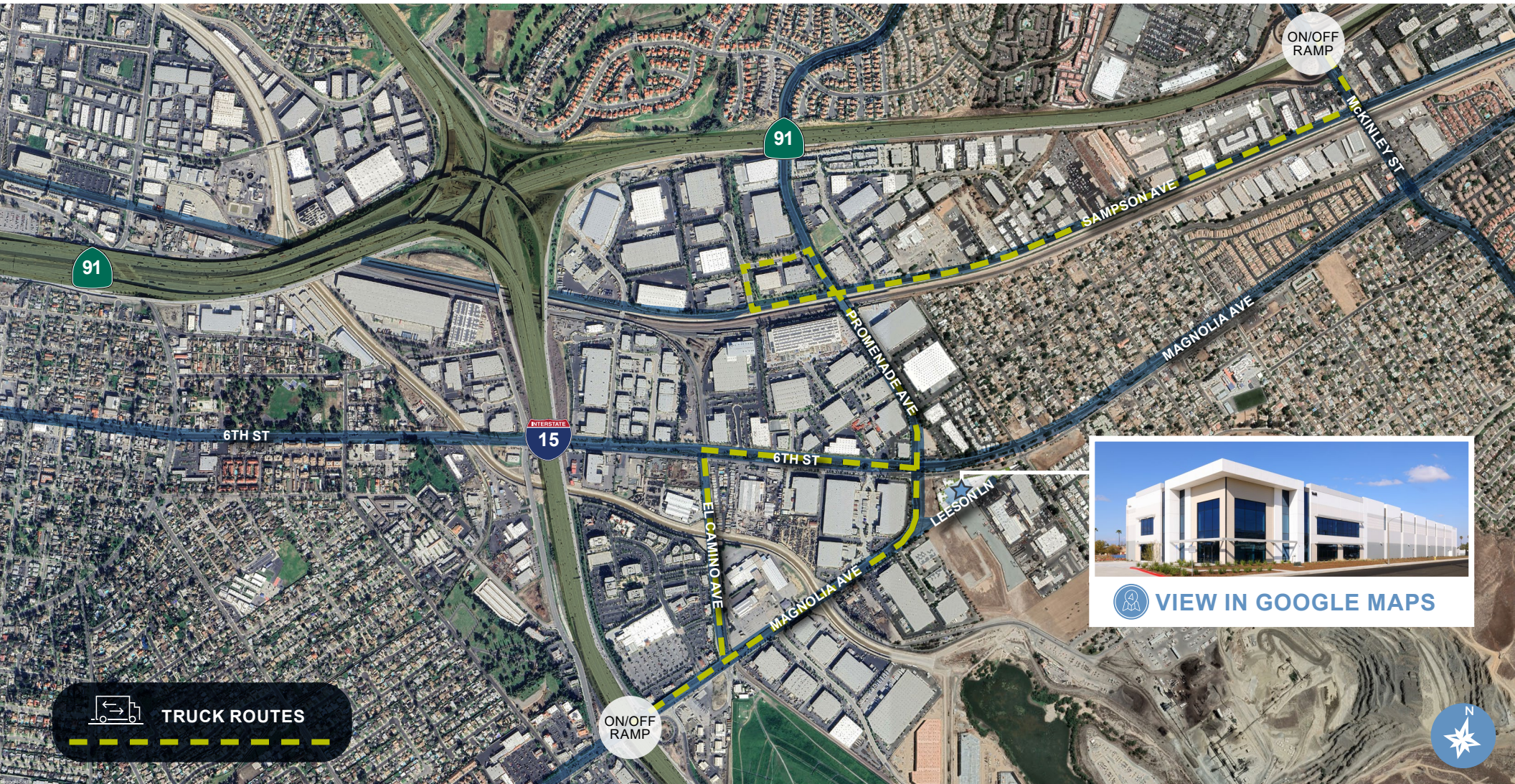


// **PROPERTY FEATURES****High Image**  
Distribution Facility**7 Dock High Doors**  
(9'x10') with three Kelley  
35k lbs pit levelers installed**±3.45 Acres**  
of Land**±3,000 SF**  
Two-Story Spec Office  
Space with two  
Warehouse Restrooms**2 Grade Level Doors**  
(12'x14') (additional GL  
knock-out panel)**Secured & Lit**  
175'+ 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[Home](#)[Aerial](#)[Photos](#)[Site Plan](#)[Features](#)[Office Plans](#)[Truck Routes](#)[Drive Times](#)[Racking Plan](#)

// 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



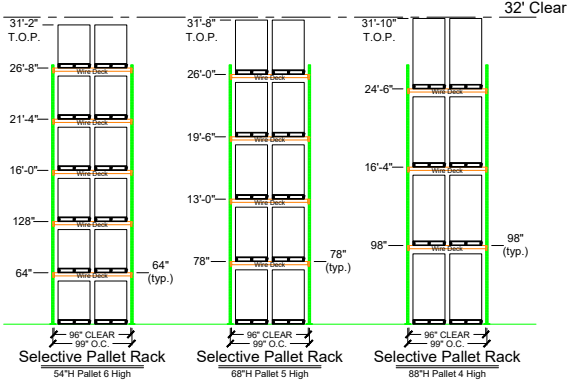
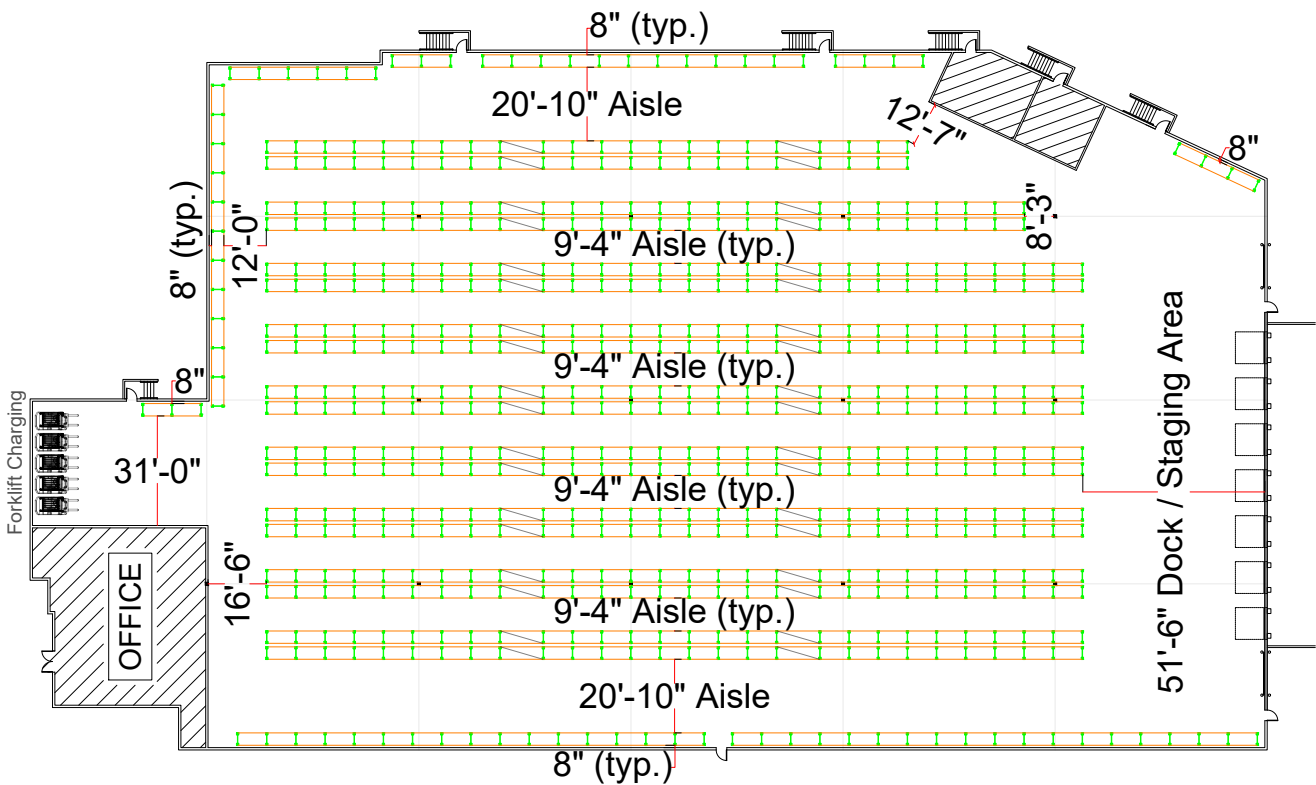
**50 MILES**

TO PORT OF LONG BEACH

**53 MILES**

TO PORT OF LOS ANGELES

// 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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Developed By



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