

110 PROMENADE

CORONA, CALIFORNIA

SOUTHEAST CORNER @ PROMENADE AVENUE



**CLASS A DISTRIBUTION/
MANUFACTURING FACILITY**



PROPERTY HIGHLIGHTS

- Prominent Frontage/Signage on 91 FWY - 300,000 VPD
- Easy Access to all Major Southern California Markets
- Class A Distribution/Manufacturing Facility
- Approximately 4,000 SF of Office
- 32' Warehouse Clearance
- ESFR Sprinklers
- Large Concrete Fenced Yard Area/Truck Court

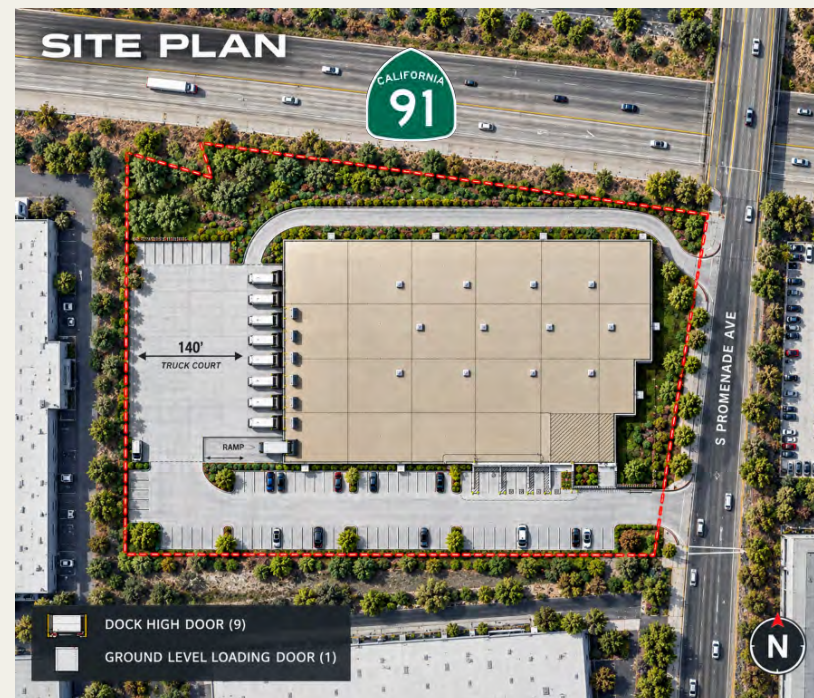
LOCATION

The property fronts the 91 freeway and is located just 1.5 miles West of the 15 freeway Magnolia on/off ramp and 1.6 miles East of the 91 freeway McKinley on/off ramp.



PROPERTY SUMMARY

Address	110 South Promenade Avenue
Square Footage	71,915 Sq. Ft.
Land Area	4.12 Acres
Year Built	2022
Clear Height	32'
Dock High Loading	9
Ground Level Loading	1
Office Build-Out	Approximately 4,000 SF
Parking	88 Spaces (Expandable)
Power	1200 Amps, 277/480 Volts (Expandable to 2000 Amps)
Sprinklers	ESFR



PROPERTY PHOTOS



PROMENADE

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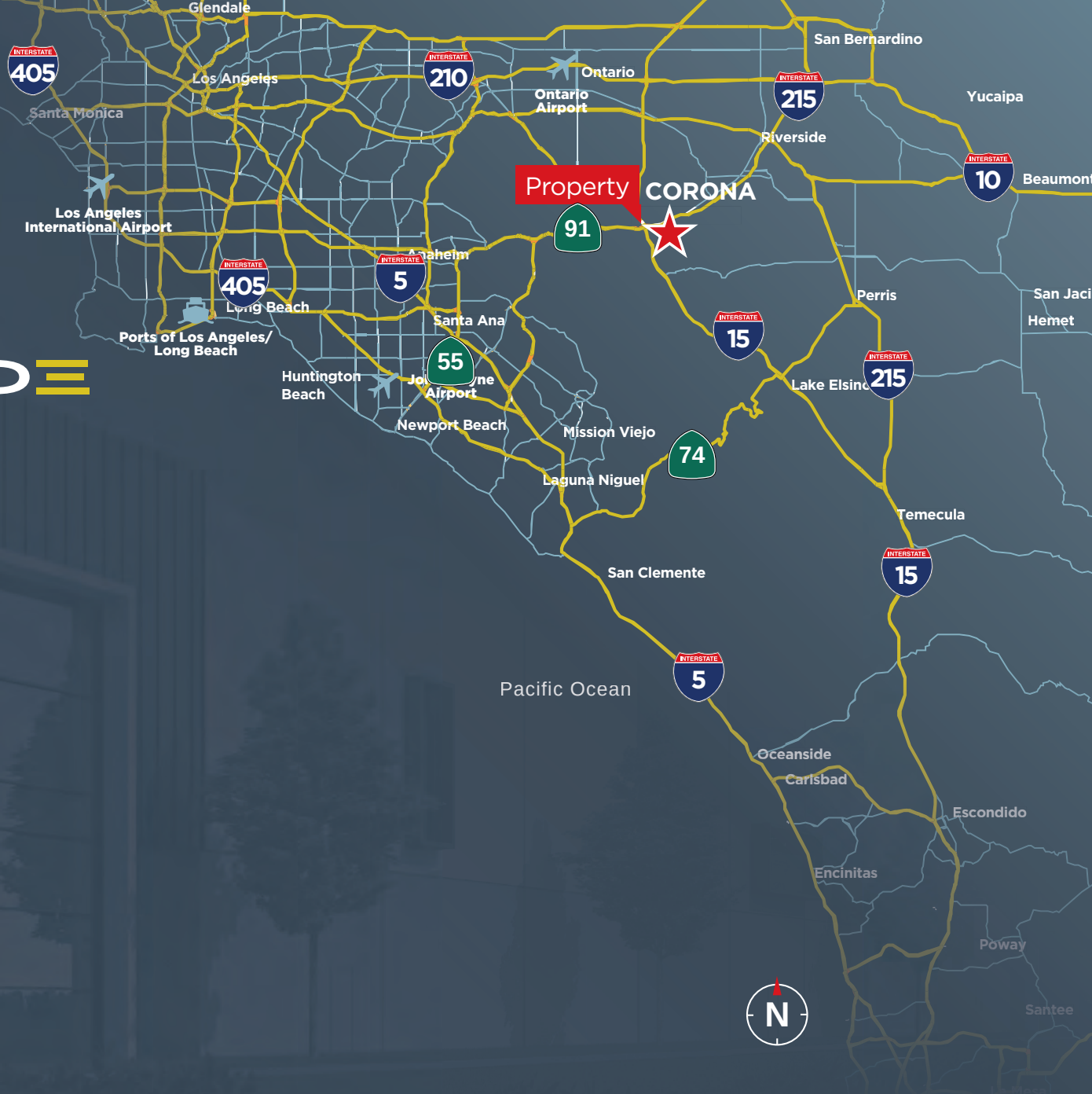
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