

255

N LINCOLN AVE

CORONA, CA

FOR SALE
FREESTANDING 13,145 SF
INDUSTRIAL/FLEX BUILDING



CBRE

BUILDING SPECS



The yard is undergoing renovation to resemble the newly slurred/striped asphalt shown in the image.



**FREESTANDING 13,145 SF
ON 1.15 ACRES**



**HUGE PRIVATE
SECURED YARD**



**±10,000 SF HIGH END
TWO-STORY OFFICE**



**ONE (1) GRADE LEVEL
DOOR – 10' W X 14' H**



**24' MINIMUM
WAREHOUSE CLEARANCE**



**800 AMPS
120/208V | 3 PHASE
(to be verified)**

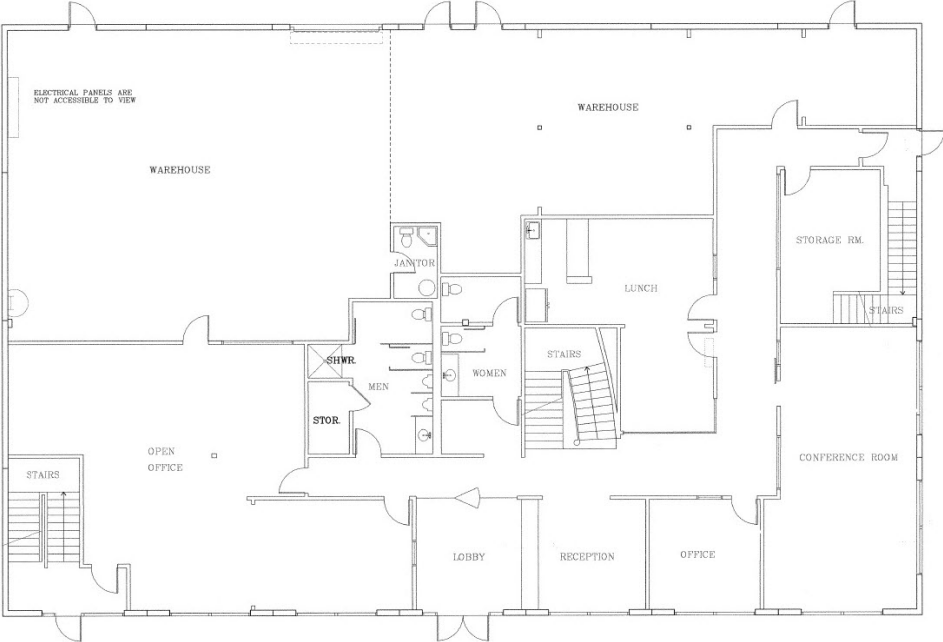


SPRINKLERS
Warehouse - .20 GPM/ 1,500 SF
Office - .10 GPM/ 900 SF

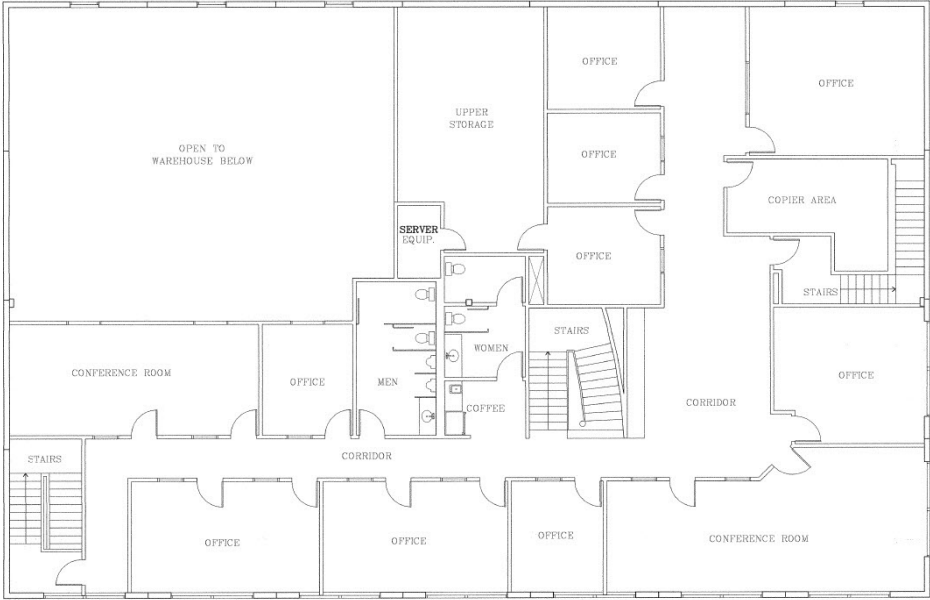


**M1 ZONE PER
CITY OF CORONA**

FLOOR PLAN



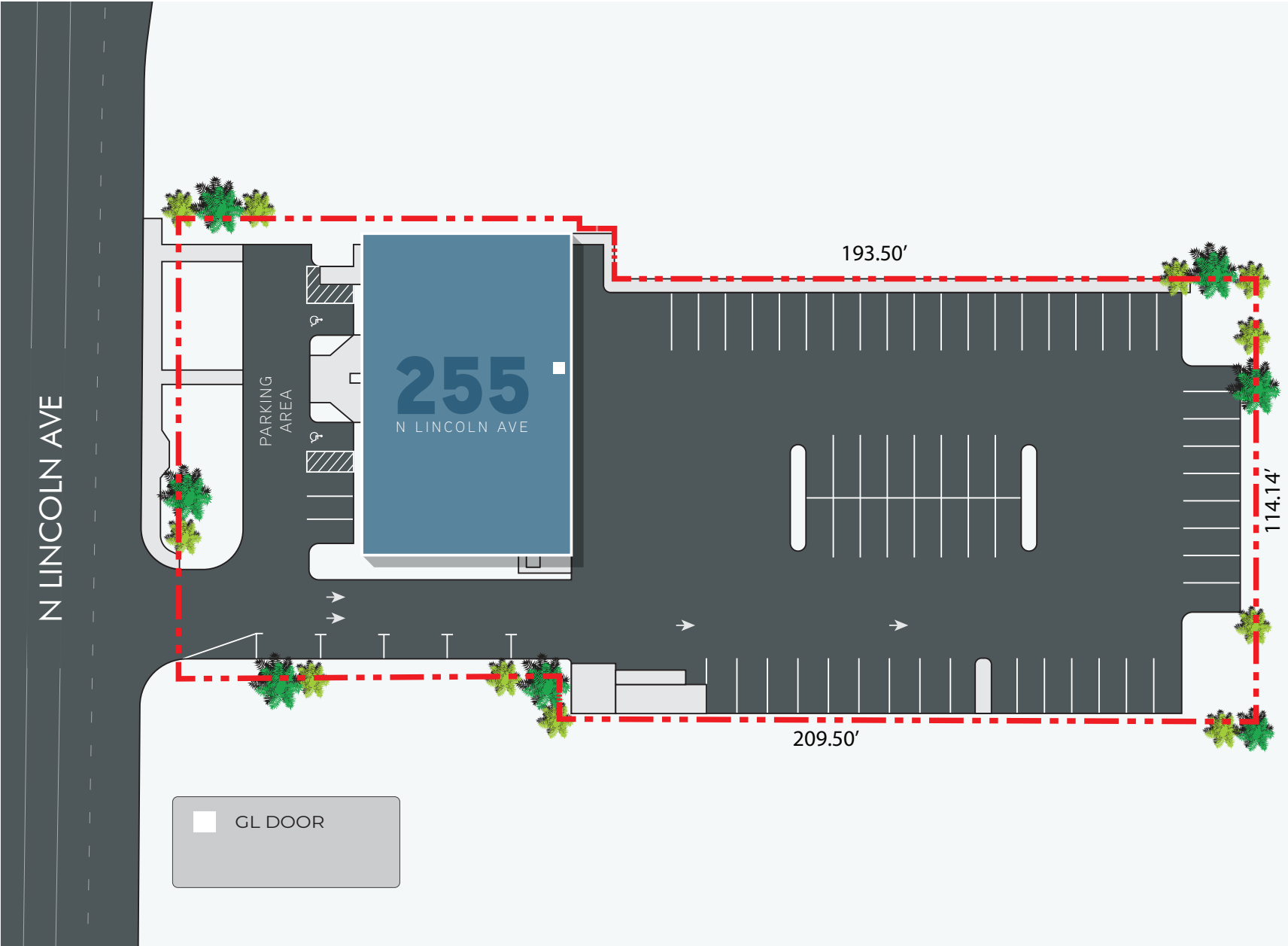
FIRST FLOOR



SECOND FLOOR



SITE PLAN



AREA MAP

255
N LINCOLN AVE

ONTARIO
INTERNATIONAL
AIRPORT

I - 91 ON/OFF RAMP
0.3 MILES
1 MIN.

I - 15 ON RAMP
4 MILES
5 MIN.

I - 15 ON/OFF RAMP
5 MILES
6 MIN.

I - 91 ON/OFF RAMP
1.7 MILES
3 MIN.

I - 15 ON/OFF RAMP



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CORONA, CA



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