

# FOR SALE

1141 California Ave, Corona, CA 92881

±49,861-SF Freestanding Owner-User Industrial Building on 2.52 Acres



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# SUMMARY



## Offering

**1141 California Ave, Corona, CA 92881**

Freestanding industrial building built in 1988 and recently renovated with a fenced yard and multiple dock high and ground level doors.

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## Size

**±49,861 square feet on a ±2.52-acre lot**

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## Sale Price

**Contact Broker for Details**

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## Parking

There are ±100 parking stalls exclusive to this building (±2 spaces per 1,000 sf)

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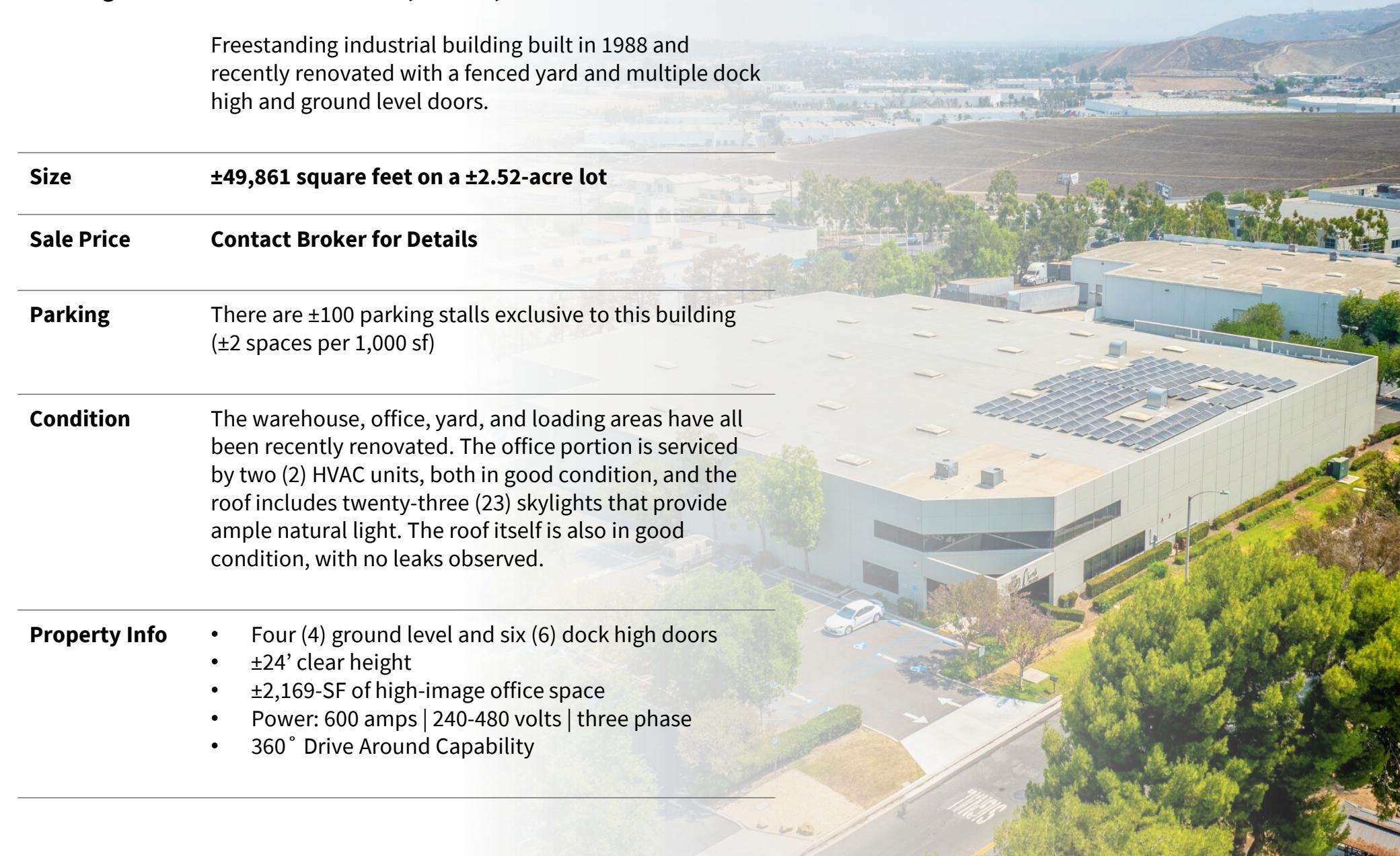
## Condition

The warehouse, office, yard, and loading areas have all been recently renovated. The office portion is serviced by two (2) HVAC units, both in good condition, and the roof includes twenty-three (23) skylights that provide ample natural light. The roof itself is also in good condition, with no leaks observed.

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## Property Info

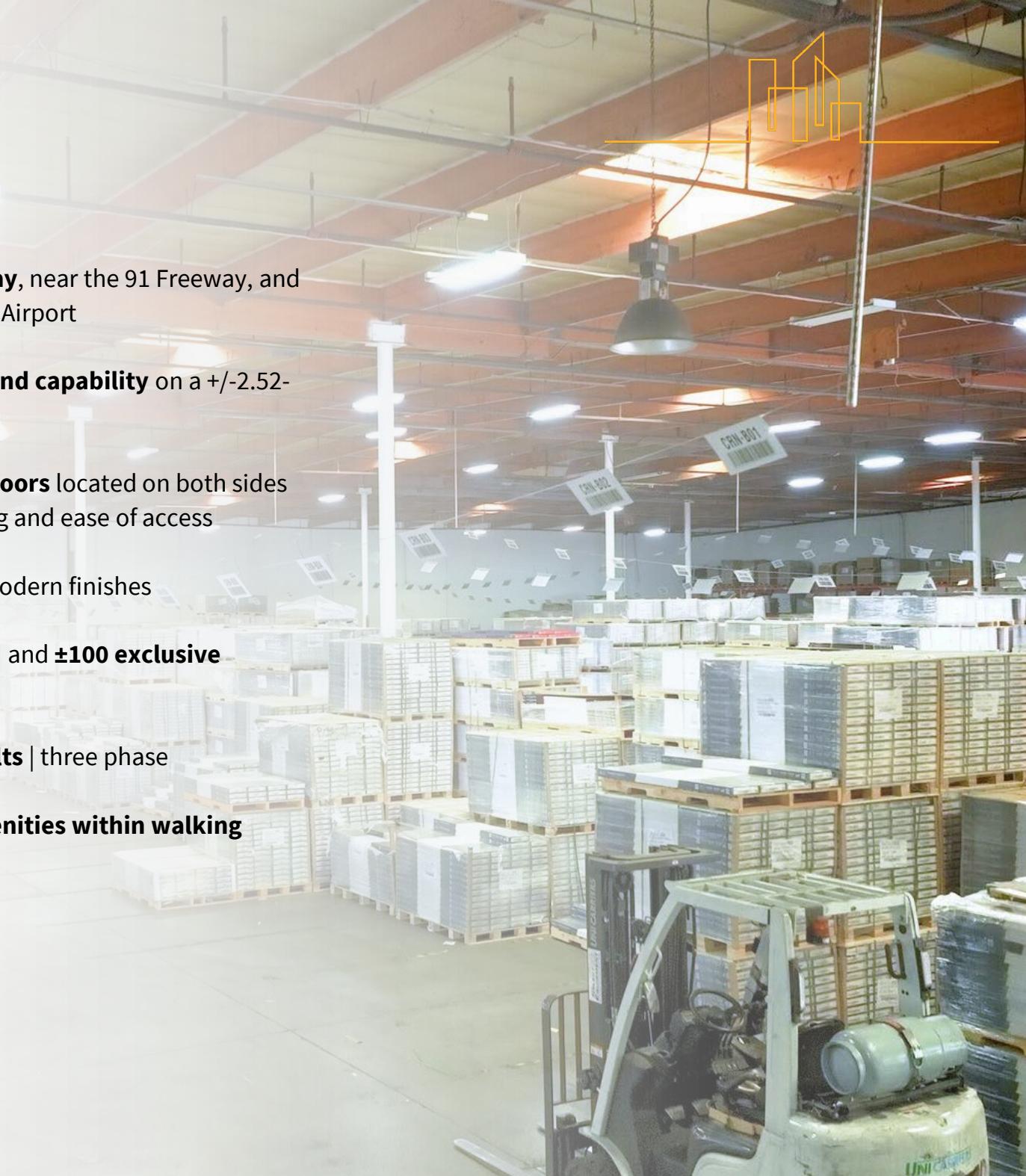
- Four (4) ground level and six (6) dock high doors
- ±24' clear height
- ±2,169-SF of high-image office space
- Power: 600 amps | 240-480 volts | three phase
- 360° Drive Around Capability



# HIGHLIGHTS

## What Makes 1141 California Ave Unique?

- **Strategic location just off the I-15 Freeway**, near the 91 Freeway, and only 25 minutes from Ontario International Airport
- Two street entrances with **360° drive-around capability** on a +/-2.52-acre lot
- **Four (4) ground-level and (6) dock-high doors** located on both sides of the building providing cross-dock loading and ease of access
- **±2,169-SF of turn-key office space** with modern finishes
- Highly efficient site plan with a fenced yard and **±100 exclusive parking stalls**
- Warehouse power: **600 amps | 240-480 volts** | three phase
- Major retail services nearby with many **amenities within walking distance**



# LOCATION

Strategic Location Just Off the I-15 Freeway and Near 91 Freeway



# SITE PLAN

360 ° Drive-Around Capability with Cross-Dock Loading



# AMENITIES

Major retail services nearby and many amenities within walking distance



# PHOTOGRAPHS







# SALE COMPS

1141 California Ave is a Clear Value



| Property | Sale Date | Size | Price<br>P.S.F. | Market Insight |
|----------|-----------|------|-----------------|----------------|
|----------|-----------|------|-----------------|----------------|



14401 Monte Vista  
Chino

Jun  
2025      35,102  
                 SF

\$12,040,000  
**\$343/sf**

This Chino industrial building sold in June of 2025 for \$343/sf to an owner-user. 1141 California Ave is in a far better location, has more ground level doors and has more power.



11109 Jasmine St  
Fontana

May  
2025      35,347  
                 SF

\$11,660,000  
**\$330/sf**

This Fontana industrial building sold in May of 2025 for \$330/sf to an owner-user. 1141 California Ave is again in a far better location, has more dock and ground level doors, and has 360° drive around capability.



# ECONOMOS DEWOLF

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