



# GREEN RIVER RANCH

BUSINESS PARK

## YOUR GATEWAY TO SOUTHERN CALIFORNIA

Bridging Orange County & The Inland Empire

GREEN RIVER ROAD AT SR-91 OFFRAMP, CORONA, CA 92880





# TWO OPPORTUNITIES, ONE PRIME LOCATION



**FINISHED PARCELS RANGING FROM  
4.31 TO 13.08 ACRES**

(2026 DELIVERY)



**UNIQUE BUILD-TO-SUIT  
OPPORTUNITIES RANGING FROM  
80,320 SF - 285,535 SF**

(2027 DELIVERY)

**Welcome to Green River Ranch Business Park,** a newly-approved ±34.62 net acre development at the gateway of Southern California. With direct visibility from SR-91, Green River Ranch presents a rare opportunity to own prime land or create custom-built facilities. Strategically located in Corona, straddling the border of Riverside and Orange County, this prime site offers unparalleled access to Los Angeles, Orange County, and the Inland Empire markets.







## CORNER OF DOMINGUEZ RANCH ROAD & GREEN RIVER ROAD

### POTENTIAL USES



CORPORATE HEADQUARTERS



WAREHOUSE & DISTRIBUTION



ADVANCED MANUFACTURING



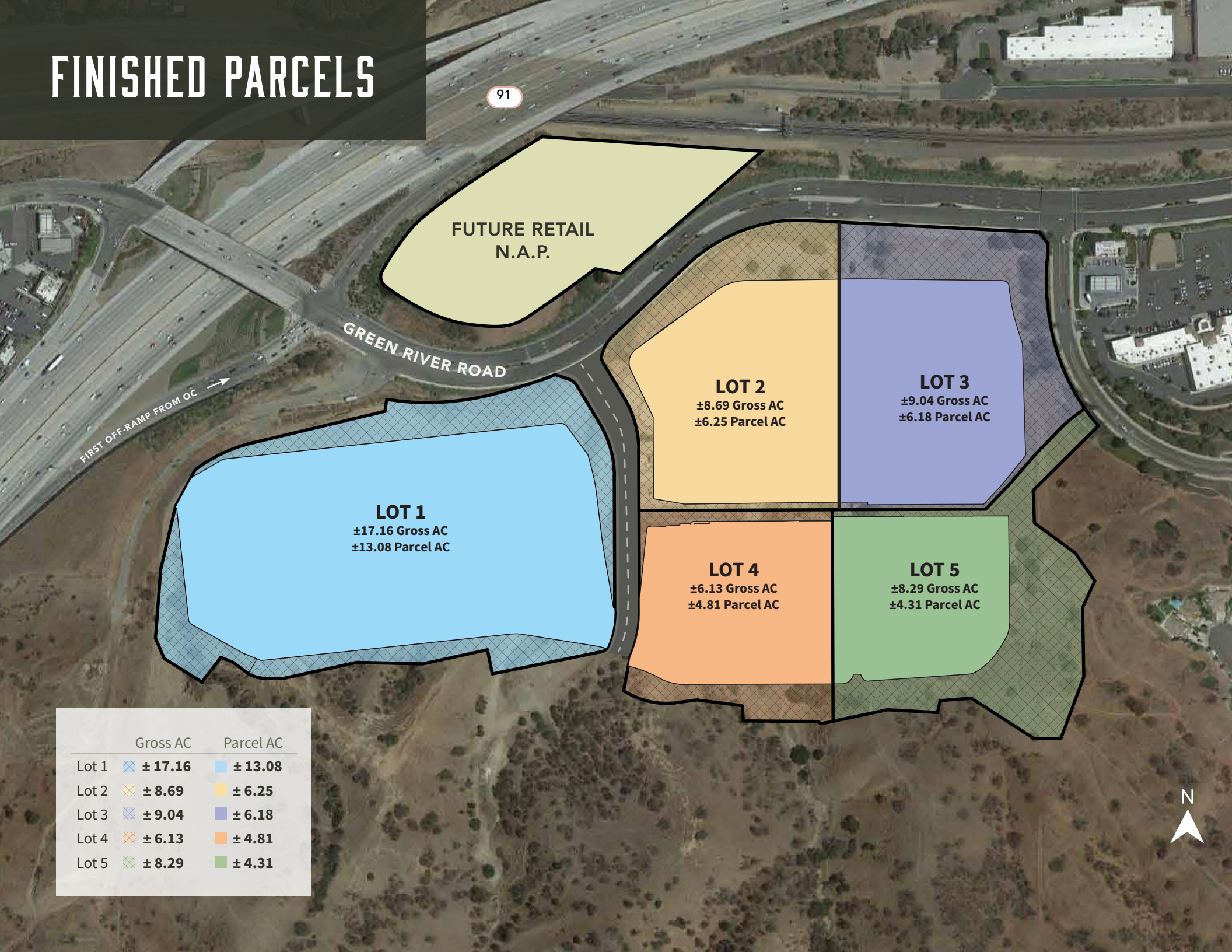
RESEARCH & DEVELOPMENT



BIOTECH & LIFE SCIENCES



# FINISHED PARCELS



	Gross AC	Parcel AC
Lot 1	± 17.16	± 13.08
Lot 2	± 8.69	± 6.25
Lot 3	± 9.04	± 6.18
Lot 4	± 6.13	± 4.81
Lot 5	± 8.29	± 4.31



## BUILDING 1

± 285,535 SF Footprint

Clear Height **36'**

Office SF **To-Suit**

Car Parking **461**

Loading **30 DH / 4 GL**

Truck Court **135'**

Sprinklers **ESFR**

Yard **Secured**

Acreage **13.08**

## BUILDING 2

± 125,588 SF Footprint

Clear Height **32'**

Office SF **To-Suit**

Car Parking **195**

Loading **11 DH / 2 GL**

Truck Court **140'**

Sprinklers **ESFR**

Yard **Secured**

Acreage **6.25**

## BUILDING 3

± 124,693 SF Footprint

Clear Height **32'**

Office SF **To-Suit**

Car Parking **220**

Loading **11 DH / 2 GL**

Truck Court **140'**

Sprinklers **ESFR**

Yard **Secured**

Acreage **6.18**

## BUILDING 4

± 93,868 SF Footprint

Clear Height **32'**

Office SF **To-Suit**

Car Parking **174**

Loading **5 DH / 2 GL**

Truck Court **140'**

Sprinklers **ESFR**

Yard **Secured**

Acreage **4.81**

## BUILDING 5

± 80,320 SF Footprint

Clear Height **32'**

Office SF **To-Suit**

Car Parking **160**

Loading **4 DH / 2 GL**

Truck Court **140'**

Sprinklers **ESFR**

Yard **Secured**

Acreage **4.31**





# FIRST EXIT OUTSIDE OF ORANGE COUNTY

## Reach 17.1 MM within 60 miles of Green River Ranch Business Park

DESTINATIONS	DISTANCE
Ontario Airport	22 miles
John Wayne Airport	22 miles
Port of LA/Long Beach	44 miles
Los Angeles Intl. Airport	48 miles

MAJOR FREEWAYS	DISTANCE
91 Freeway (CA-91)	1 mile
15 Freeway (I-15)	6 miles
71 Highway (CA-71)	8 miles
60 Freeway (CA-60)	9 miles
57 Freeway (CA-57)	12 miles
241 Toll Road (CA-241)	10 miles
55 Freeway (CA-55)	15 miles
5 Freeway (I-5)	15 miles

2025 POPULATION	
15 Miles	2,010,823
30 Miles	8,341,957
45 Miles	14,124,889
60 Miles	17,157,259







## CORONA, CA

**159,229**

TOTAL  
POPULATION

**33.2%**

BACHELOR'S DEGREE  
OR HIGHER

**68,875**

TOTAL  
EMPLOYEES

**\$107,055**

MEDIAN HOUSEHOLD  
INCOME

**6,813**

TOTAL  
BUSINESSES

**10,463**

MANUFACTURING  
EMPLOYEES





## CONTACT INFORMATION

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