

1645 LEESON LANE

CORONA / CALIFORNIA 92879

ENERGIZED & READY FOR OCCUPANCY

FOR SALE
OR LEASE

62,669 SF
INDUSTRIAL BUILDING



- Home
- Photos
- Site Plan
- Features
- Office Plans
- Truck Routes
- Drive Times
- Racking Plan

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Developed By





Home	Photos	Site Plan	Features	Office Plans	Truck Routes	Drive Times	Racking Plan
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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 1,200)
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

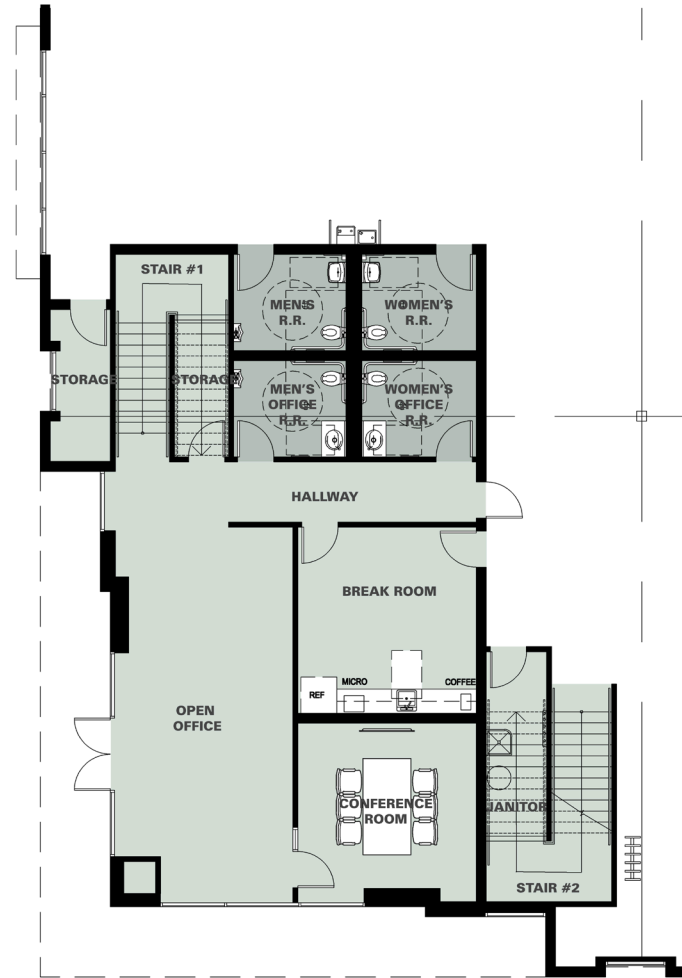
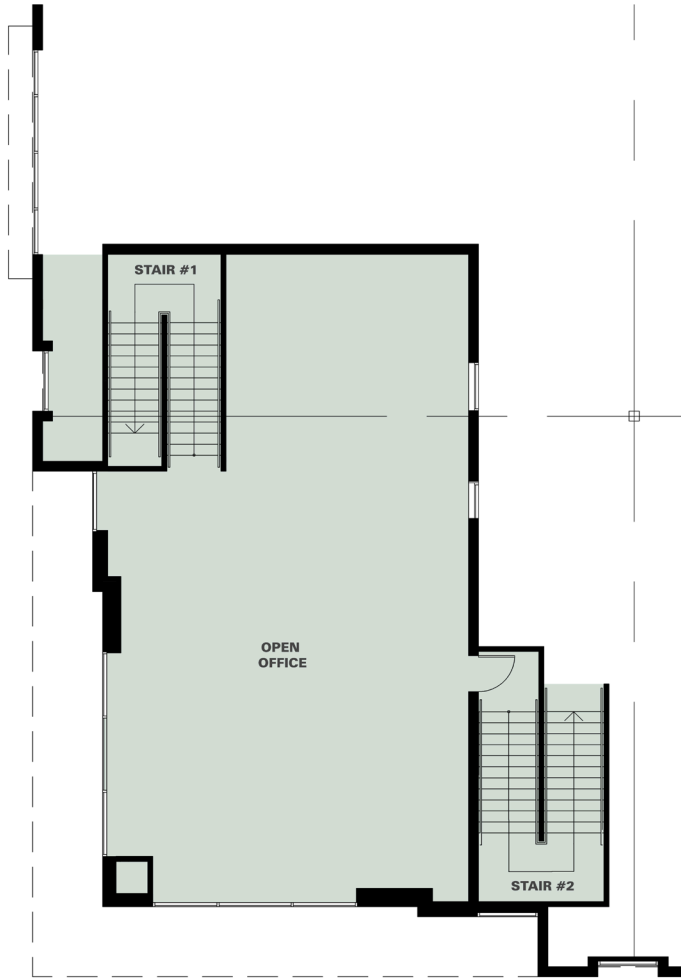


Large Secured
Outside Storage Area



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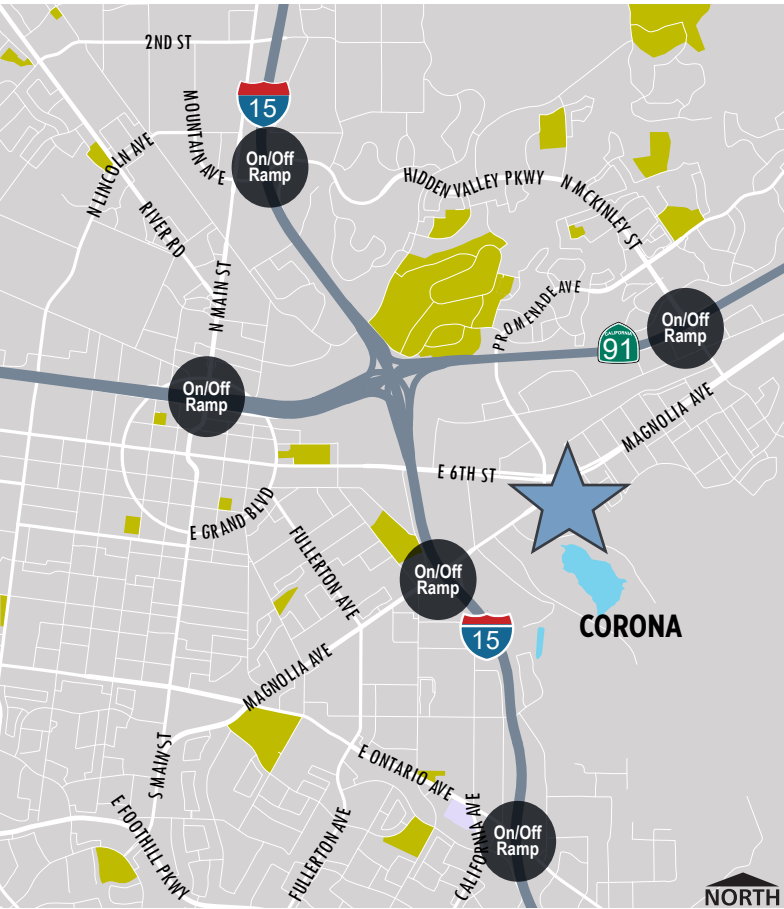
// OFFICE PLANS



// TRUCK ROUTES



 **TRUCK ROUTES**



 **Excellent Freeway Access** - Interstate 15 & Highway 91



0.8 MILES
TO INTERSTATE 15
1.7 MILES
TO HIGHWAY 91

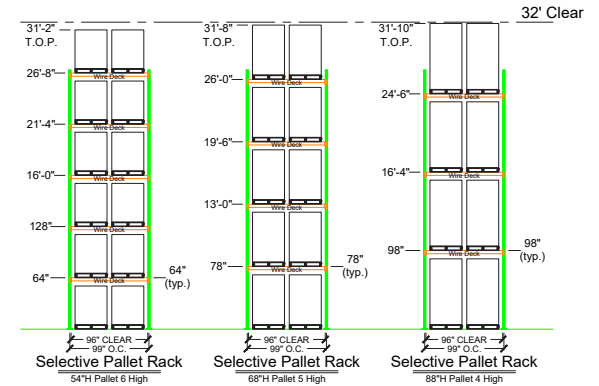
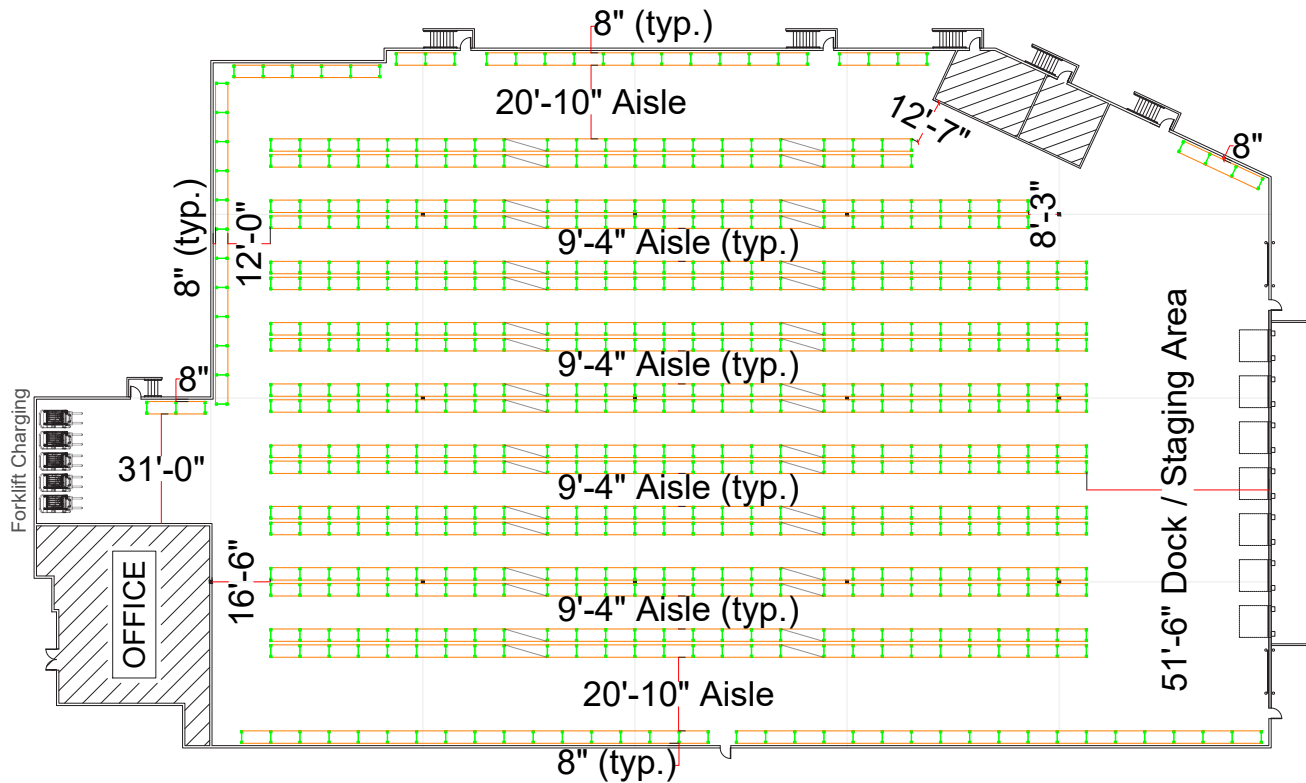


18 MILES
TO ONTARIO INT'L AIRPORT
57 MILES
TO LOS ANGELES INT'L AIRPORT



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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