



GREEN RIVER RANCH

BUSINESS PARK

Green River Road at SR-91 Offramp, Corona, CA 92880

UNIQUE BUILD-TO-SUIT OPPORTUNITIES RANGING FROM 83,526 - 288,990 SF



WESTERN REALCO



DELIVERING 2026

FOR LEASE OR SALE / FIVE BUILDINGS / ±726,283 SF TOTAL



Ideally situated in Corona on the border of Riverside County and Orange County, **Green River Ranch Business Park** acts as a gateway to all of Southern California. With direct visual exposure to SR-91, Green River Ranch Business Park offers rare build-to-suit opportunities with a highly desirable location.

POTENTIAL USES



CORPORATE HEADQUARTERS



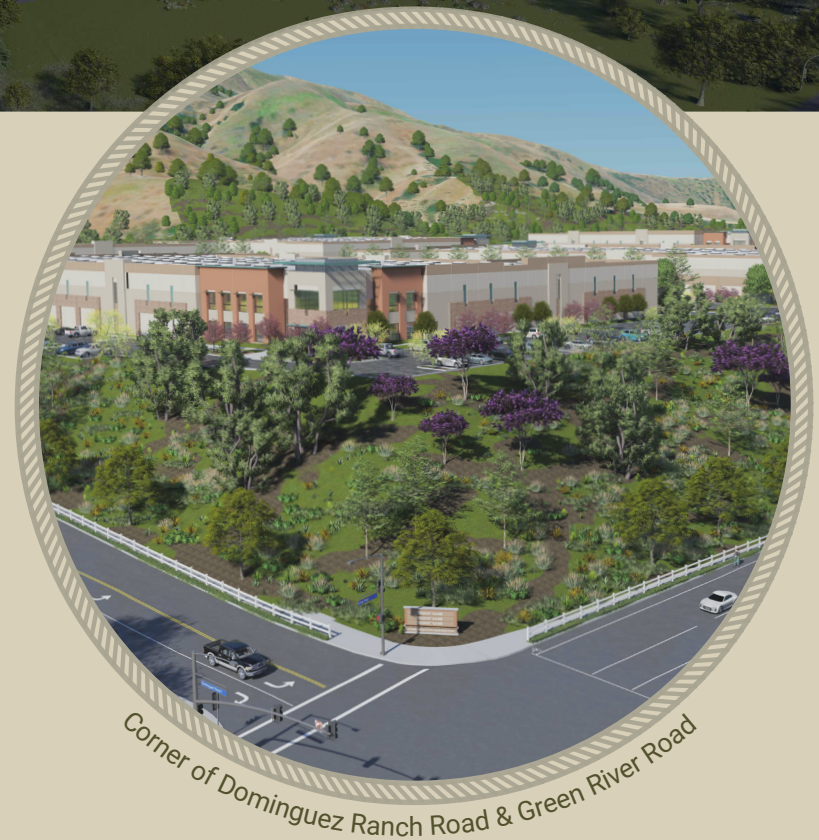
RESEARCH & DEVELOPMENT



ADVANCED MANUFACTURING



BIOTECH & LIFE SCIENCES



BUILDING 1
288,990 SF

Clear Height	36'
Office SF	6,695
Car Parking	461
Loading	30 DH / 4 GL
Truck Court	135'
Sprinklers	ESFR
Yard	Secured
Acreage	13.07

BUILDING 2
128,794 SF

Clear Height	32'
Office SF	6,435
Car Parking	195
Loading	11 DH / 2 GL
Truck Court	140'
Sprinklers	ESFR
Yard	Secured
Acreage	6.25

BUILDING 3
127,899 SF

Clear Height	32'
Office SF	6,435
Car Parking	220
Loading	11 DH / 2 GL
Truck Court	140'
Sprinklers	ESFR
Yard	Secured
Acreage	6.17

BUILDING 4
97,074 SF

Clear Height	32'
Office SF	6,435
Car Parking	174
Loading	5 DH / 2 GL
Truck Court	140'
Sprinklers	ESFR
Yard	Secured
Acreage	4.82

BUILDING 5
83,526 SF

Clear Height	32'
Office SF	6,435
Car Parking	160
Loading	4 DH / 2 GL
Truck Court	140'
Sprinklers	ESFR
Yard	Secured
Acreage	4.31



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	43 miles
Los Angeles Intl. Airport	49 miles

MAJOR FREEWAYS DISTANCE

71 Fwy	1.5 miles
241 Fwy	4 miles
15 Fwy	7 miles
60 Fwy	11 miles
55 Fwy	11 miles
10 Fwy	13 miles
57 Fwy	14 miles
5 Fwy	18 miles

2024 POPULATION

15 Miles	2,062,607
30 Miles	8,396,253
45 Miles	14,161,221
60 Miles	17,170,605





GREEN RIVER RANCH
BUSINESS PARK

4 MILES TO ORANGE COUNTY →

GREEN RIVER ROAD

FUTURE RETAIL
N.A.P.

1ST OFF-RAMP FROM OC



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