

±158,028 SF CLASS "A" BUILDING FOR SALE & LEASE

212 SMITH AVENUE, CORONA, CA



Voit

REAL ESTATE SERVICES

RYAN MOORE, SIOR

Executive Vice President, Partner
(909) 545-8011 | rmoore@voitco.com
Lic. # 01821438

MITCH ZEHNER

Executive Vice President, Partner
(714) 935-2307 | mzehner@voitco.com
Lic. # 00882464

 **StaleyPoint**
CAPITAL

PROPERTY HIGHLIGHTS

- » Immediate Access to SR-91 and I-15 Freeways
- » The building is currently 4,000 Amp capable and has electrical ducts and structures electrical switchgear installed to serve a full 4,000 Amps
- » Strategic advantage of an Inland Empire population base of over 4.5 million people and the Greater Southern California region with population base of over 25 million people
- » Westernmost portion of Corona, 10 miles from Orange County
- » Low City Tax Burden with no city utility users tax, payroll tax, or inventory tax, plus among the region's lower combined sales-tax rates



±158,028 SF Total Building Area



±7,000 SF of Two Story Office Space



Private Secured Truck Yard



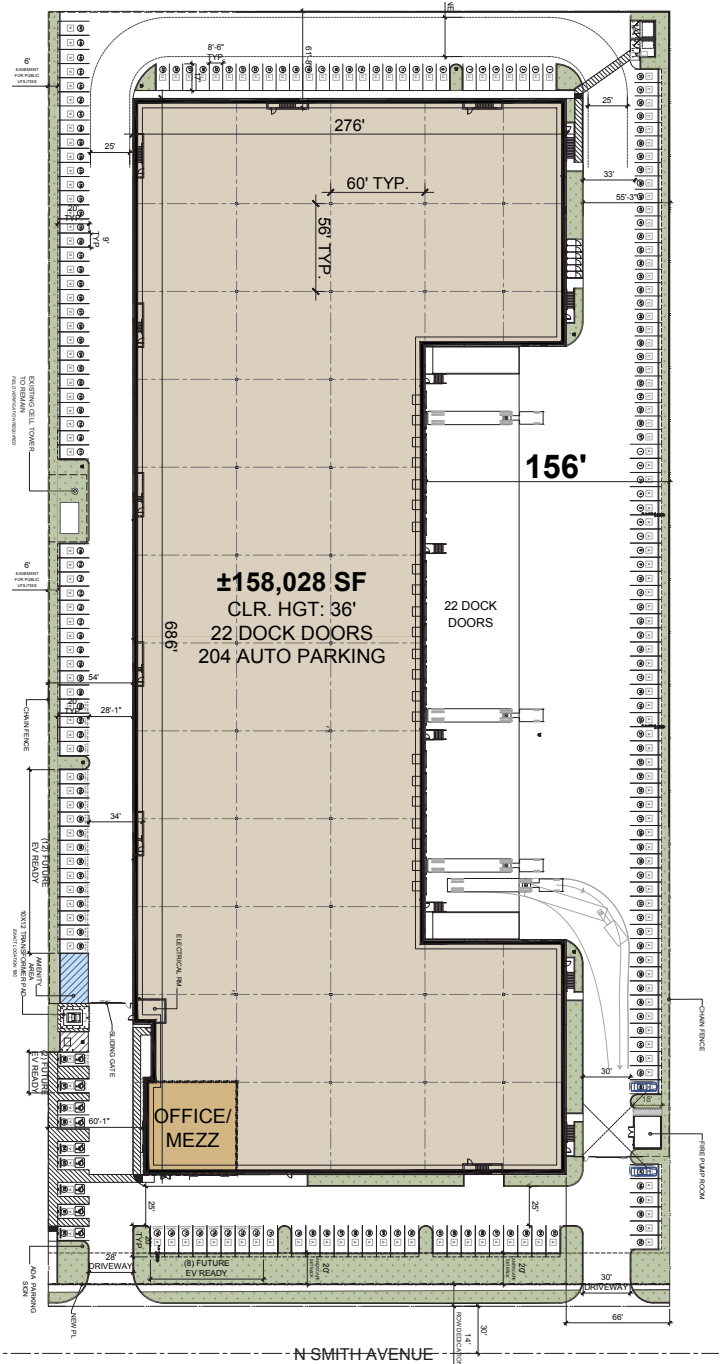
4,000 Amps Capable

[VISIT WEBSITE](#)

[PROPERTY VIDEO](#)

BUILDING DETAILS

	Building SF	±158,028 SF Class "A"
	Land Size	±7.5 Acres
	Office SF	±7,000 SF, Two (2) Story
	Dock High Door(s)	22
	Dock Packages	11 Dock Levelers, 11 Edge of Docks
	Ground-Level Door(s)	Two (2)
	Clear Height	36'
	Auto Parking	204 Stalls
	Column Spacing	±60' x 56'
	Fire System	ESFR Sprinkler System
	Site Access	Drive Around Building
	Truck Yard	Private Secured Yard
	Power	2,000 Amps Available; Expandable to 4,000 Amps (verify)
	Solar	Solar Ready
	Lighting	LED
	LEED	LEED Gold Certified





ADDITIONAL YARD STORAGE POSSIBLE

260 N. Smith Avenue located Adjacent to 212 N. Smith Ave has approximately 2.5 to 5.0 Acres Currently Available For Lease. This would be ideal if your requirement needs additional trailer storage. For additional information please contact: (Shy Assar, Voit Real Estate, 909.545.8091)



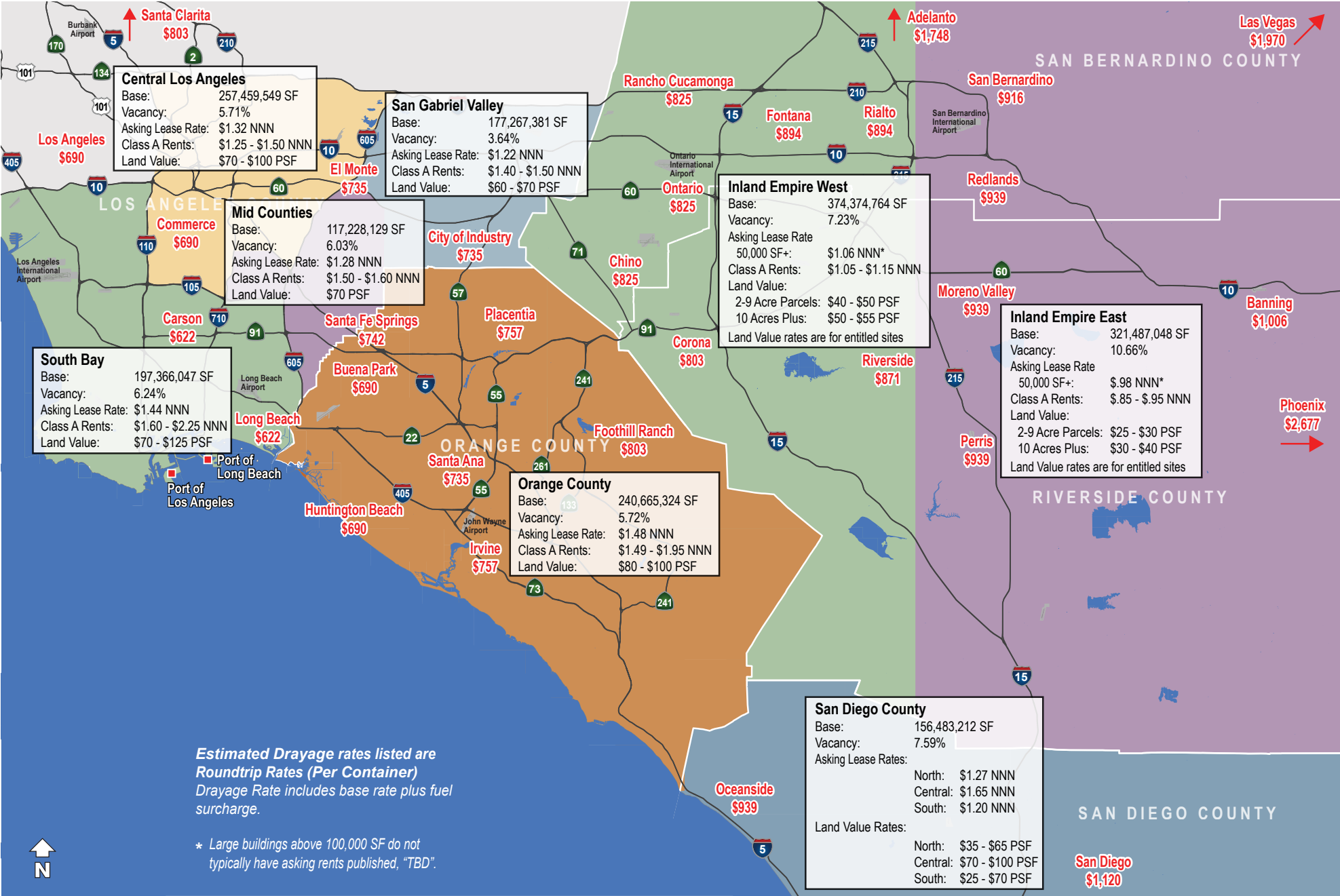
ENERGY COST SAVINGS

The project is served by City of Corona Utility. Corona's electric utility was established on April 2001 in response to state-wide rolling blackouts and electric price instability. All new residents and developments are prospective customers of the City's electric utility. New residents and developments will only become customers of the new electric utility when it is cost effective to have an interconnection with Southern California Edison ("SCE") facilities.

The Corona Manufacturing Assistance Program (MAP) is here to support, empower, and grow Corona's manufacturing industry. As one of the most in-demand areas for the city and region, the City is partnering with other organizations to provide manufacturers with the tools and resources necessary to thrive and grow in Corona.

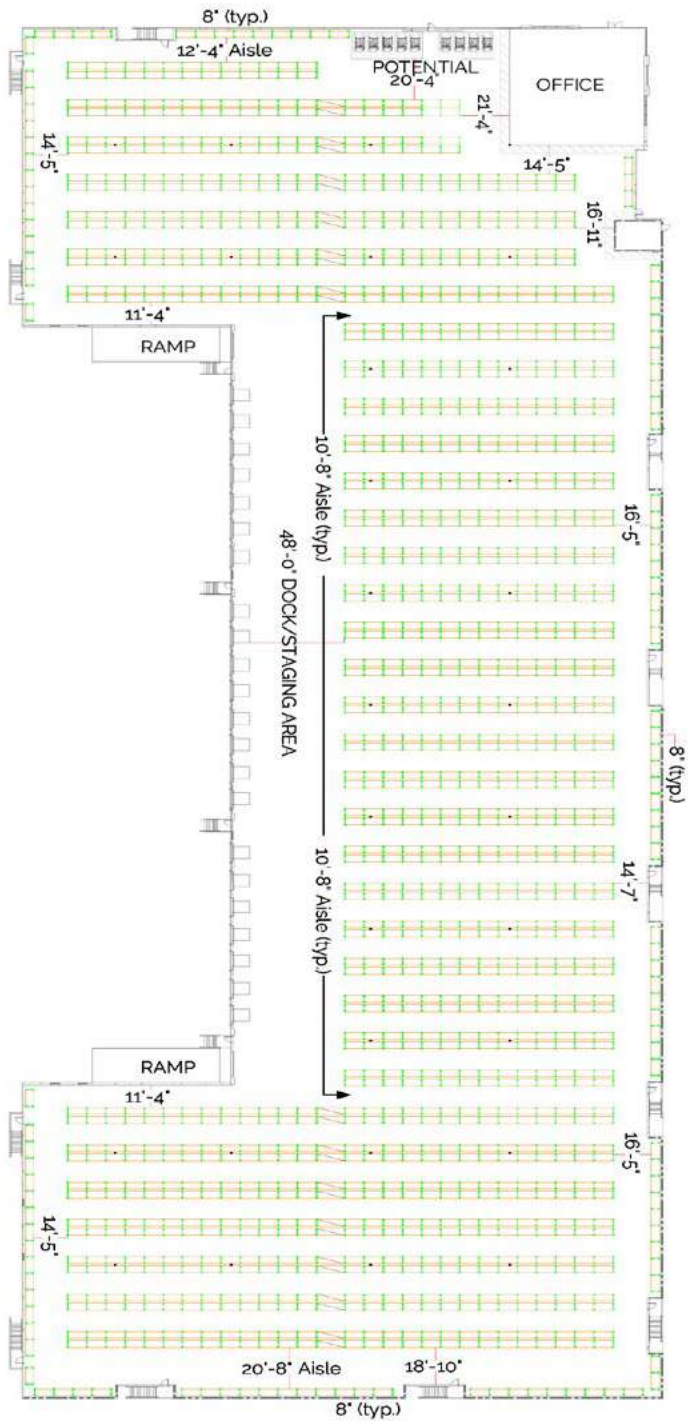
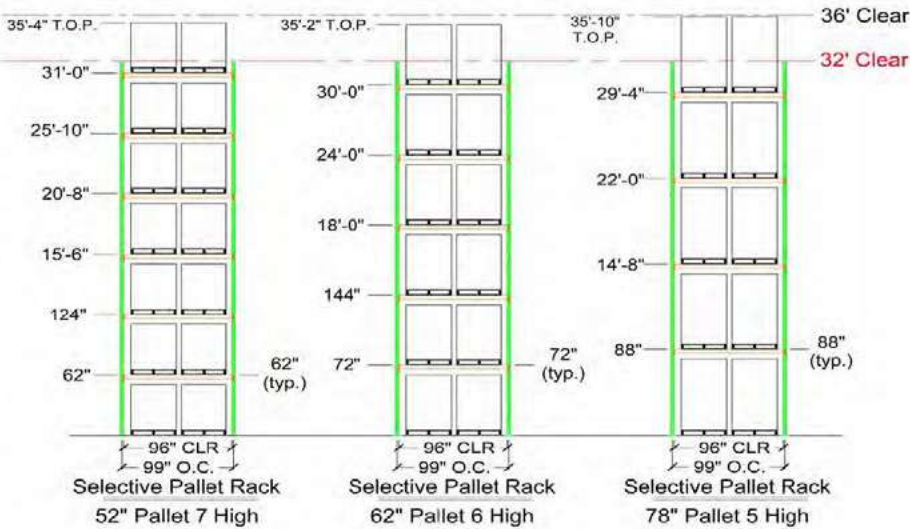
The City of Corona Office of Economic Development serves as a liaison between the City and the business community. The Office of Economic Development offers no-cost consultation for incentive identification, site selection, market analysis, regulatory and permitting compliance assistance.

Q3 2025 INDUSRIAL LAND PRICING AND LEASE RATES MAP W/ ESTIMATED DRAYAGE COSTS

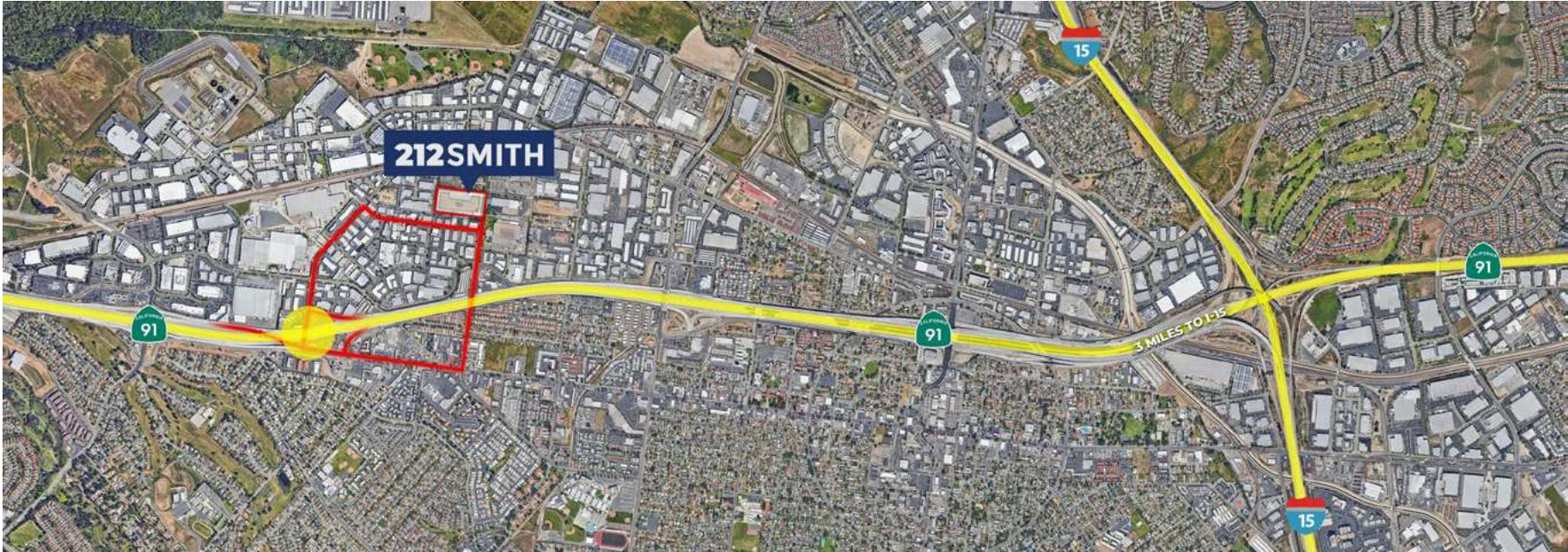


36' CLEAR HEIGHT

Number of Bays	Pallet Height	Pallet Positions
1,417	52"	19,786
	62"	16,926
	78"	14,144

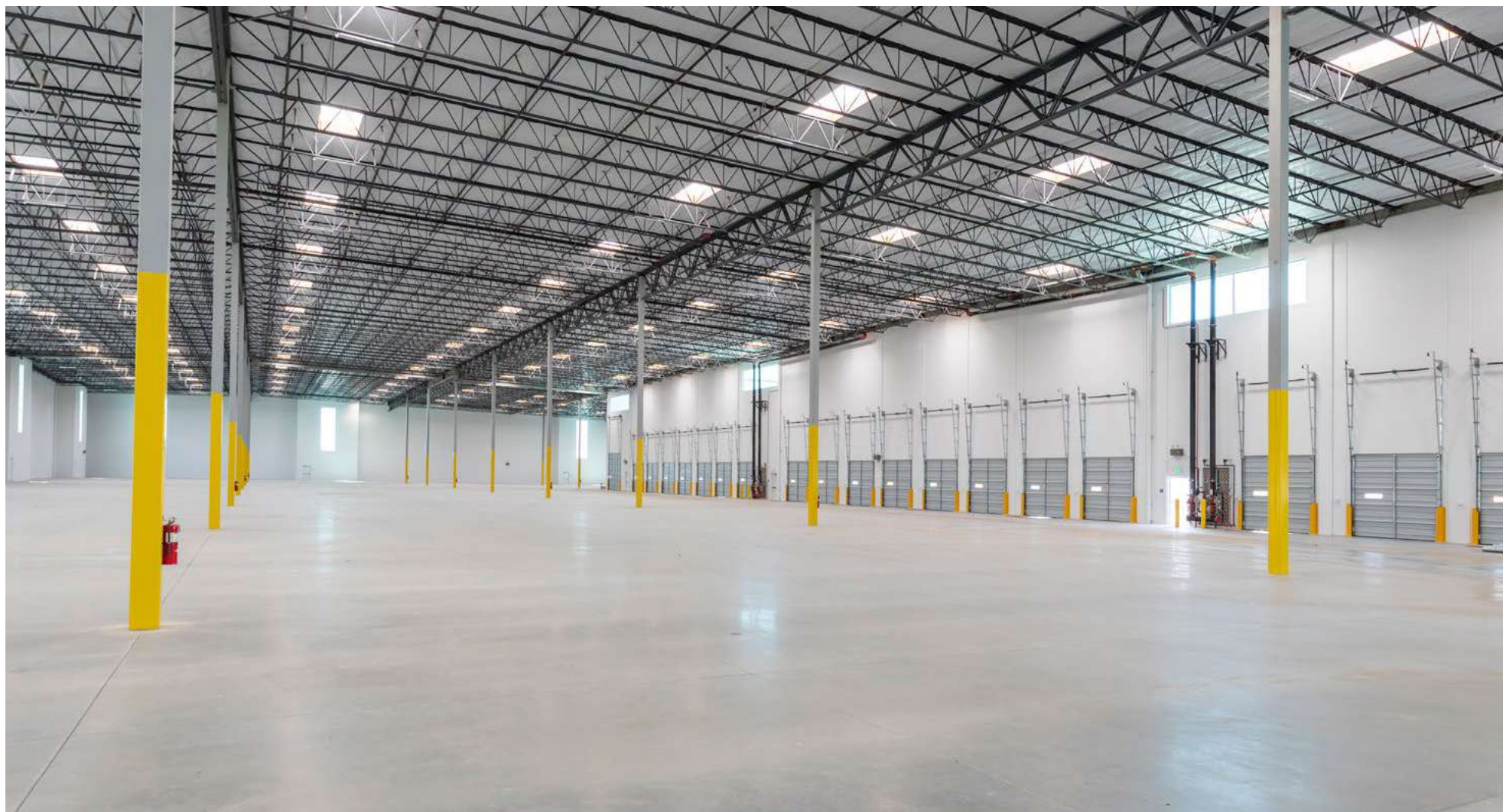






35 YEARS OF EXPERIENCE INVESTING IN WEST COAST REAL ESTATE

Staley Point Capital is a Los Angeles-based real estate investment firm with 25 industrial and self storage assets diversified across Southern California, Seattle and the San Francisco Bay Area. The firm's principals have been investing and developing across the West Coast since 1984.



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For More Information, Please Contact:

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2020 Main Street, Suite 100 | Irvine, CA 92614 • (949) 851-5100 • (949) 261-9092 Fax

www.voitco.com

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