

FOR SALE

# 959 E 3RD STREET CORONA, CA

99,560 SF Class A Industrial Warehouse on 4.81 Acres



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2.00% Procuring Broker Fee!



MACLEOD&CO.

# 959 E 3RD STREET CORONA, CA

## THE OFFERING

MacLeod & Co. is pleased to offer 959 E 3rd St., Corona, California ("Property"), a unique opportunity to acquire a Class A,  $\pm 99,560$  square foot distribution warehouse situated on  $\pm 4.81$  acres in the heart of the Inland Empire West market. The property has a lease in place and can be delivered vacant Q2 2026, or sooner.

**959 E 3RD STREET  
CORONA, CA**

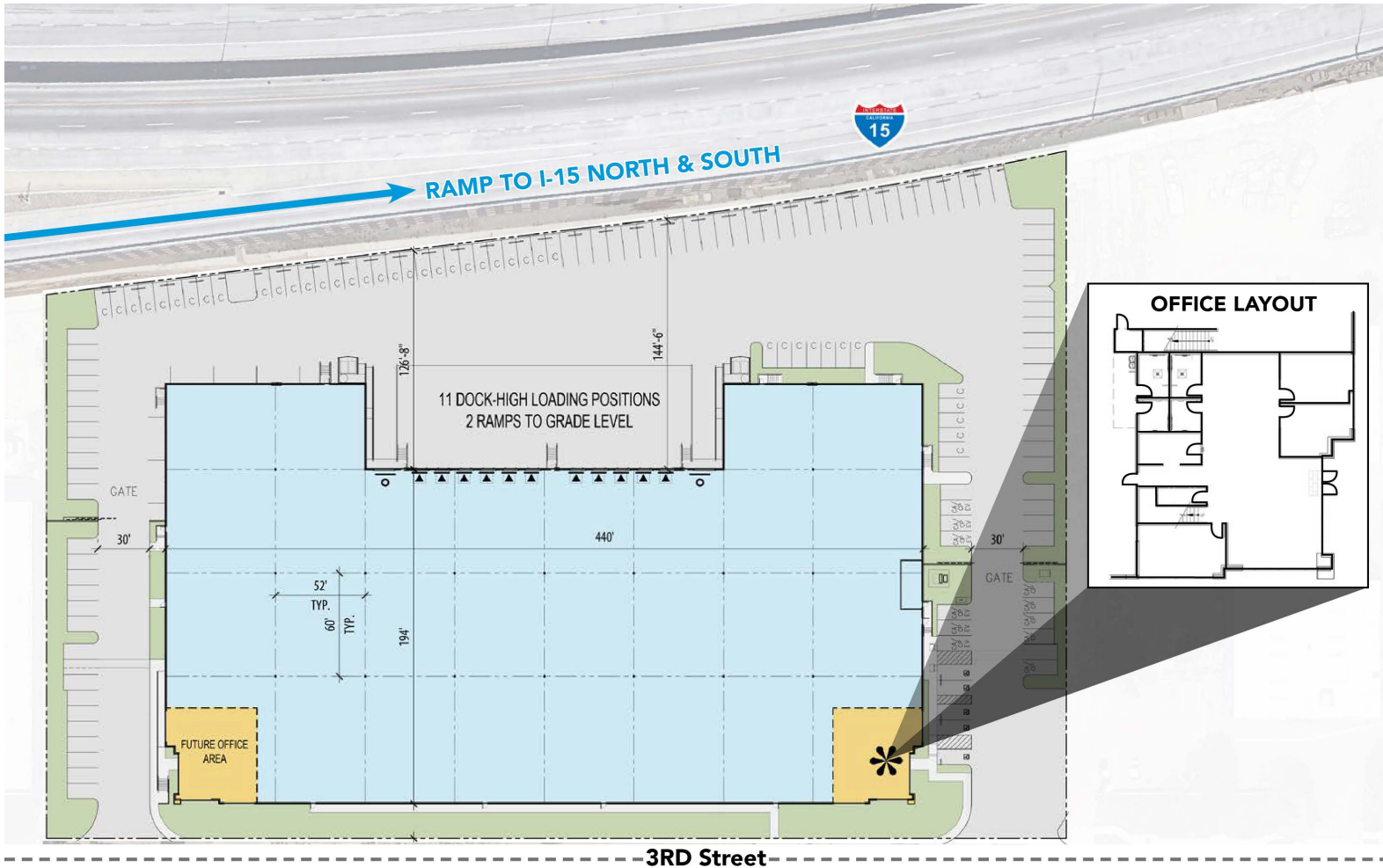
## PROPERTY OVERVIEW

|                   |                                 |                           |  |
|-------------------|---------------------------------|---------------------------|--|
| PROPERTY ADDRESS  | 959 E 3rd Street,<br>Corona, CA | DOCK PACKAGES             | Levelers On Every Door                                   |
| PARCEL NUMBER     | 117-270-046                     | ROLL UP DOORS /<br>RAMPS  | 2  |
| BUILDING SF       | +/-99,560 SF                    | LOADING TYPE              | Rear   |
| PROPERTY TYPE     | Distribution Warehouse          | POWER                     | 800 Amps, 277/480<br>(Expandable to 2,000<br>Amps, UGPS) |
| CONSTRUCTION TYPE | Concrete Tilt Up                | AUTO PARKING STALLS       | +/-136   |
| ZONING            | BMP (Business Park)<br>Zoning   | FIRE PROTECTION<br>SYSTEM | ESFR   |
| OFFICE SF         | +/-5,393 SF (Two-Story)         | YEAR BUILT                | 2021   |
| ACREAGE           | +/-4.81 Acres (209,523 SF)      | TRUCK COURT GATES         | Two (Both Motorized)                                     |
| FAR               | +/-0.47                         | INGRESS / EGRESS          | Two Points Off E 3rd St                                  |
| MIN. CLEAR HEIGHT | 32' (At First Column)           | YARD                      | Large Concrete Secured<br>Yard                           |
| TRUCK COURT       | +/-127' - +/-145' (Secured)     |                           |  |
| DOCK HIGH DOORS   | 11 Exterior                     |                           |  |



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## SITE PLAN



959 E 3RD STREET  
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AERIAL



METROLINK

FERGUSON



91

91



PENSKE

amazon

World Pack USA.com  
FULFILLMENT, WAREHOUSE AND DISTRIBUTION



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**959 E 3RD STREET,  
CORONA, CA**



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MacLeod & Co. is an industrial real estate brokerage company that specializes in the sale and leasing of warehouse distribution and logistics facilities, industrial outdoor storage yards, and land sites for new development.

Headquartered in Orange County, California, the company provides expert brokerage services including capital markets and investment sales, agency leasing, tenant representation, and land sales for development.

In four years, MacLeod & Co. has successfully negotiated and closed over \$700 million in industrial transactions for institutional investors, private equity groups, high net worth investors, corporate tenants, and end users from California to Texas.



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