



## **±157,920 SF CLASS "A" DISTRIBUTION BUILDING**

212 SMITH AVE, CORONA, CA

### **PROPERTY HIGHLIGHTS**

- » Immediate Access to SR-91 and I-15 Freeways
- » The building is currently 4000amp capable and has electrical ducts and structures and electrical switchgear installed to serve a full 4000amps.
- » 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



**±157,920 SF Total Building Area**



**±7,000 Square Feet of 2-Story Office Space**



**Private Secured Truck Yard**

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**VISIT WEBSITE**

**PROPERTY VIDEO**

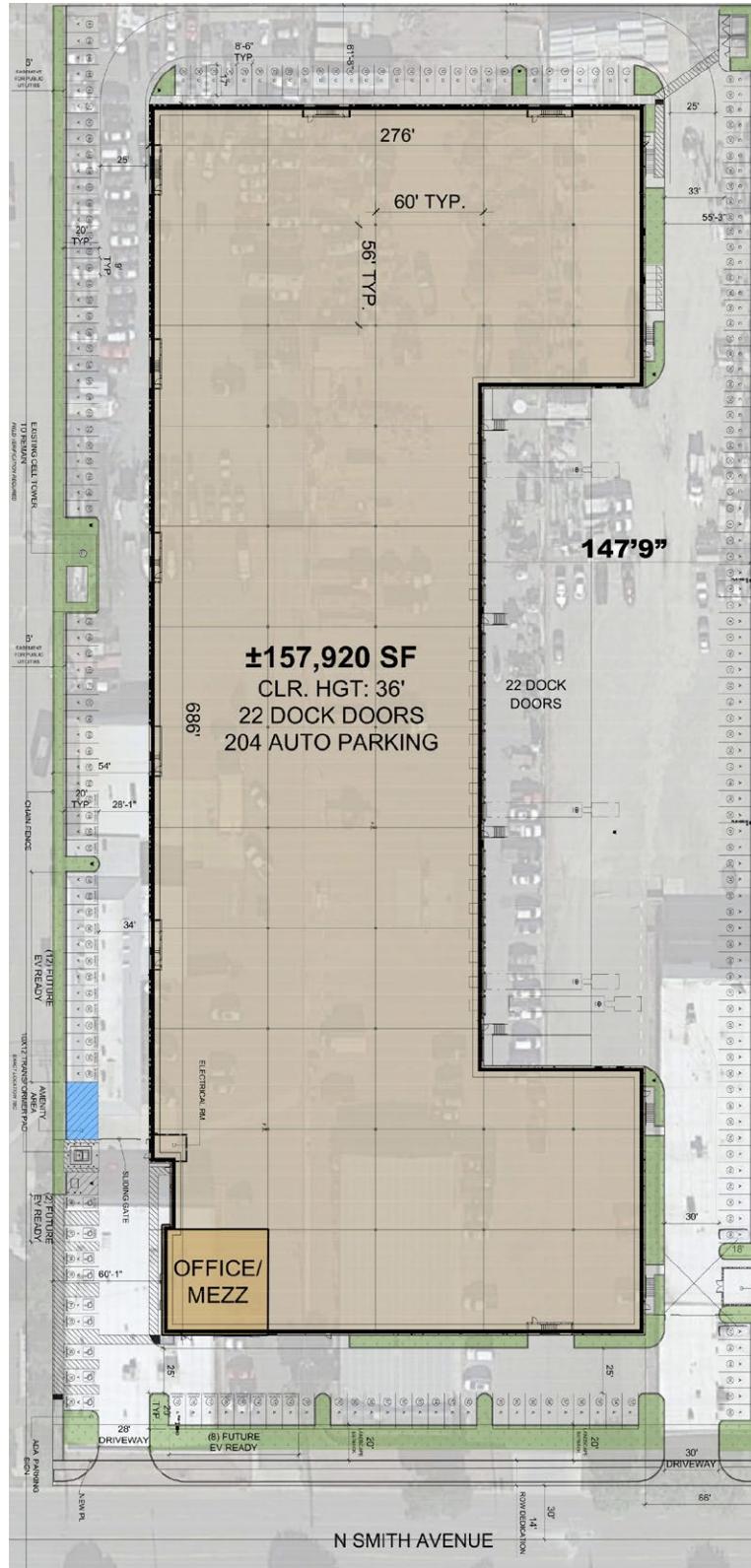
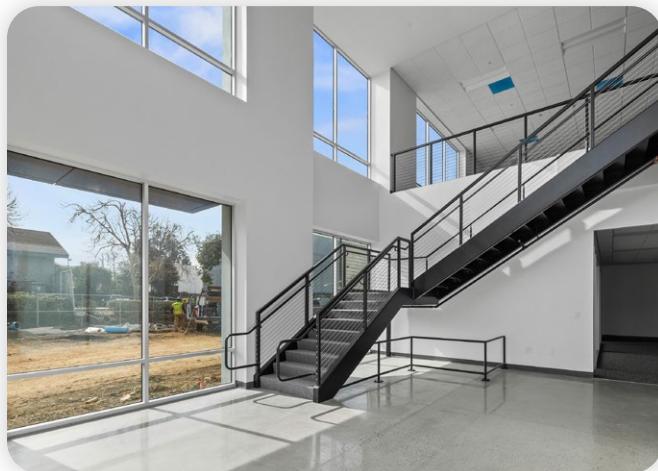
## PROPERTY FEATURES

# Voit

REAL ESTATE SERVICES

212 North Smith Avenue, Corona, California

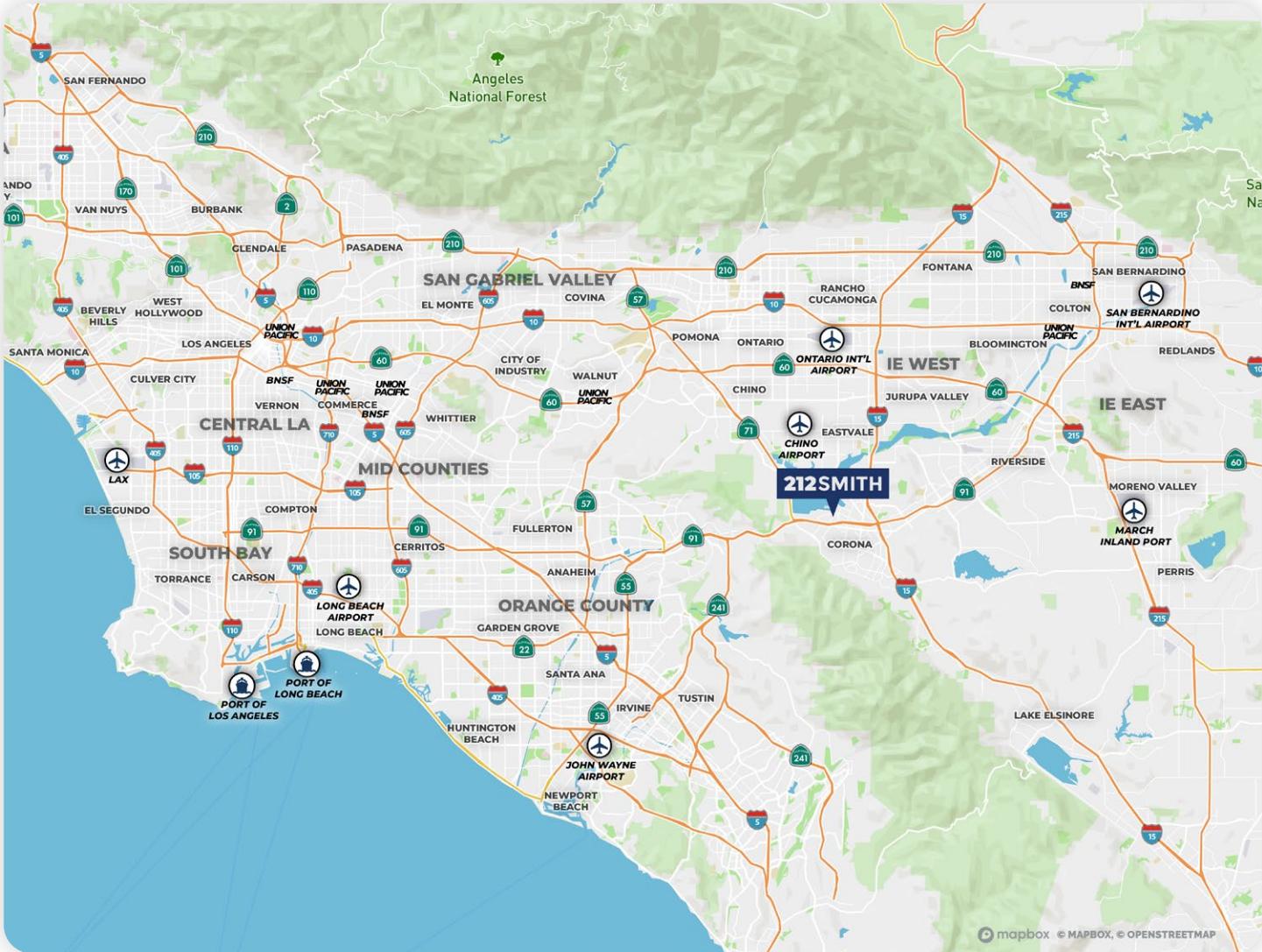
<b>Building Size:</b>	±157,920 Square Feet, Class "A"
<b>Land Area:</b>	7.5 Acres
<b>Office Space:</b>	±7,000 Square Feet, 2-Story
<b>Dock Doors:</b>	22 Dock High Loading Doors
<b>Dock Packages:</b>	11 Dock Levelers, 11 Edge of Docks
<b>Grade Doors:</b>	2 Grade Level Loading Doors
<b>Clear Height:</b>	36'
<b>Auto Parking:</b>	204 Stalls
<b>Column Spacing:</b>	±60' x 56'
<b>Fire System:</b>	ESFR Sprinkler System
<b>Site Access:</b>	Drive Around Building
<b>Truck Yard:</b>	Private Secured Yard
<b>Power:</b>	2,000 Amps Available; Expandable to 4,000 Amps (verify)
<b>Solar:</b>	Solar Ready
<b>Lighting:</b>	LED
<b>LEED:</b>	LEED Gold Certified



# LOCATION HIGHLIGHTS

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TO LOS ANGELES  
INT. AIRPORT (LAX)

**54**  
MILES



TO JOHN WAYNE  
AIRPORT (SNA)

**29**  
MILES



TO LONG BEACH  
AIRPORT (LGB)

**41**  
MILES



TO ONTARIO INT.  
AIRPORT (ONT)

**16**  
MILES



TO THE PORTS OF  
LOS ANGELES AND  
LONG BEACH

**46**  
MILES

# IMMEDIATE FREEWAY ACCESS

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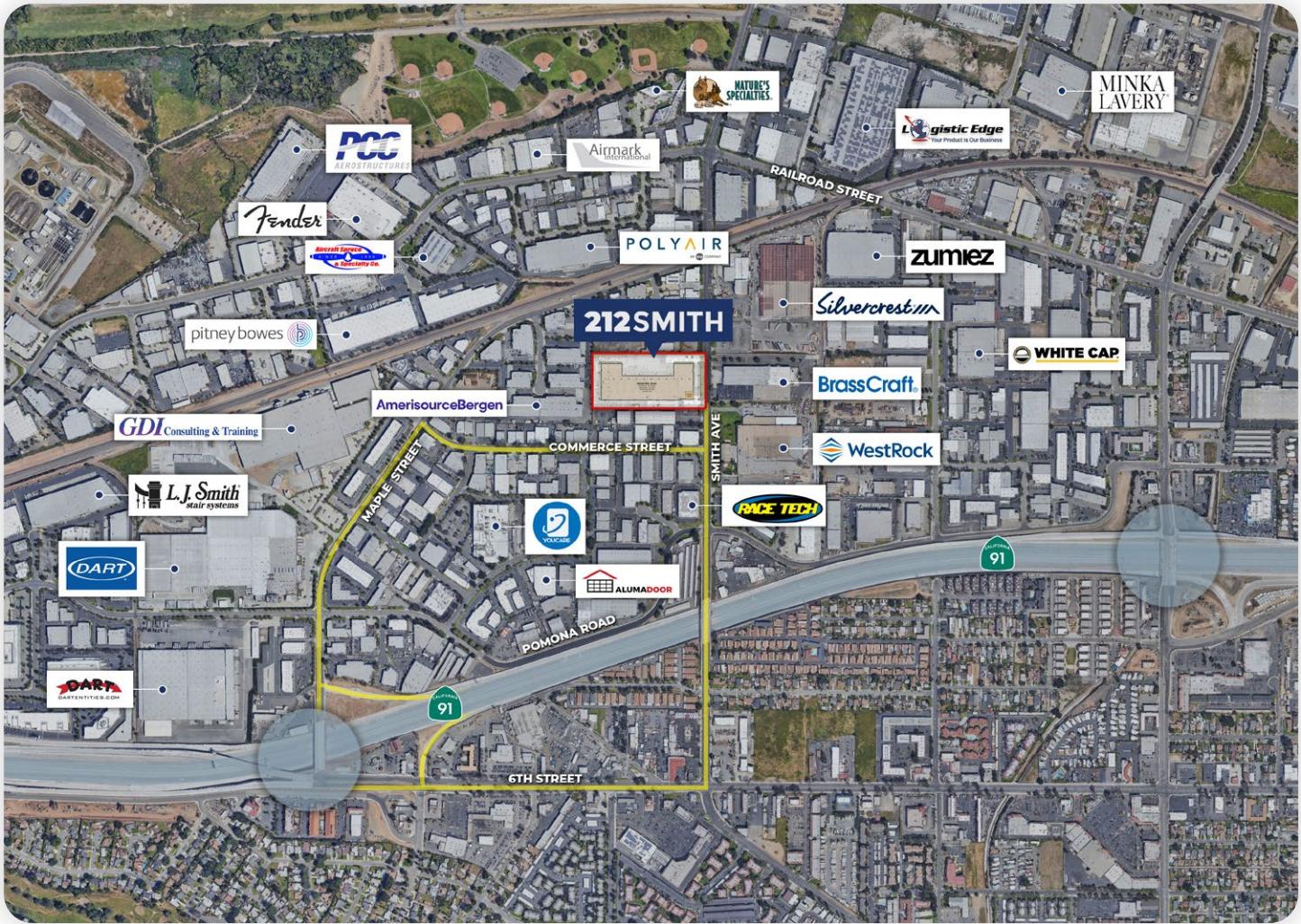


# AREA BENEFITS

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## CORPORATE NEIGHBORS



## 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.

# DRAYAGE & DEMOGRAPHICS

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## 2023 CONTAINER DRAYAGE RATES

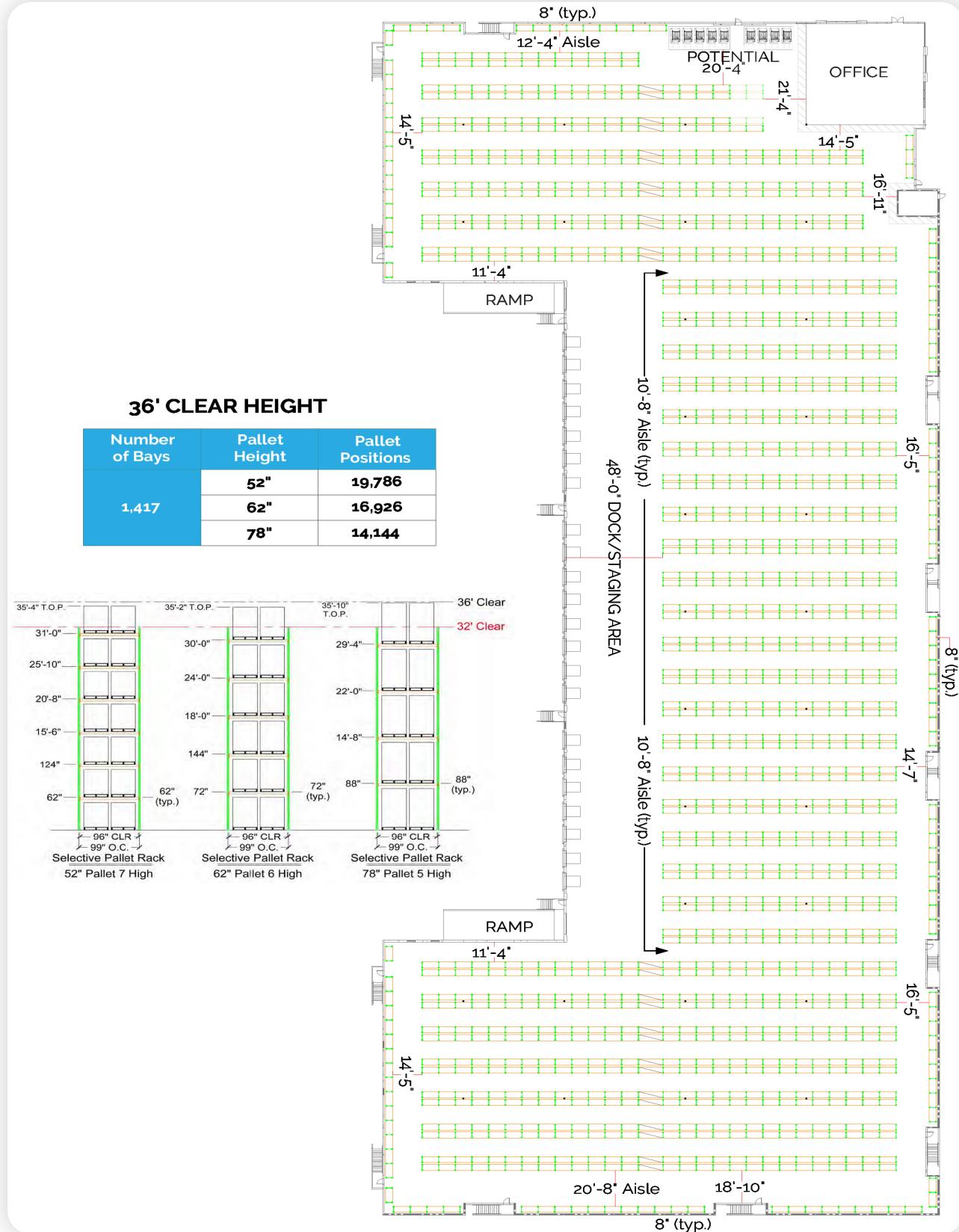
Carson	\$753	Moreno Valley	\$1,198
Chino	\$1,092	Ontario	\$1,092
City of Industry	\$962	Perris	\$1,198
Commerce	\$910	Rancho Cucamonga	\$1,119
Corona	\$1,066	Redlands	\$1,198
Eastvale	\$1,119	Rialto	\$1,170
Lake Elsinore	\$1,170	Riverside	\$1,170
Fontana	\$1,140	San Bernardino	\$1,098

Rates provided by WCL Consulting  
Rates include base rate, fuel surcharge, chassis rental - 5 days

# SAMPLE RACKING PLAN

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# PROPERTY PHOTOS

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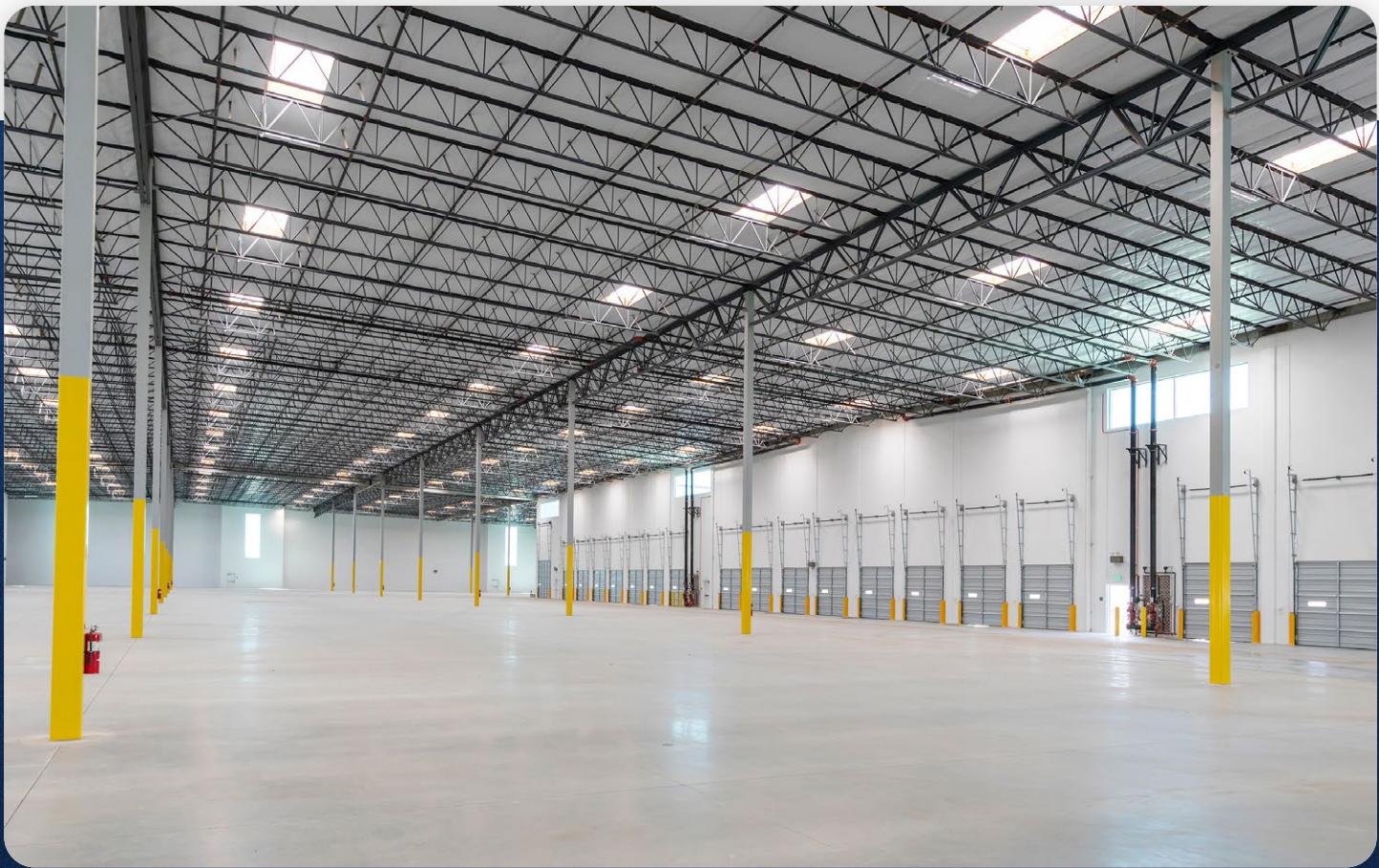


# ABOUT THE OWNER

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## 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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StaleyPoint  
CAPITAL