



MAGNOLIA LOGISTICS CENTER

1375 Magnolia Avenue, Corona, CA

Available Q4 2025

FOR LEASE

±92,800 - 326,700 TOTAL SF

BUILD-TO-SUIT OPPORTUNITY

OUTDOOR STORAGE POSSIBLE (W/ CITY APPROVAL)



Click or Scan to
View Location



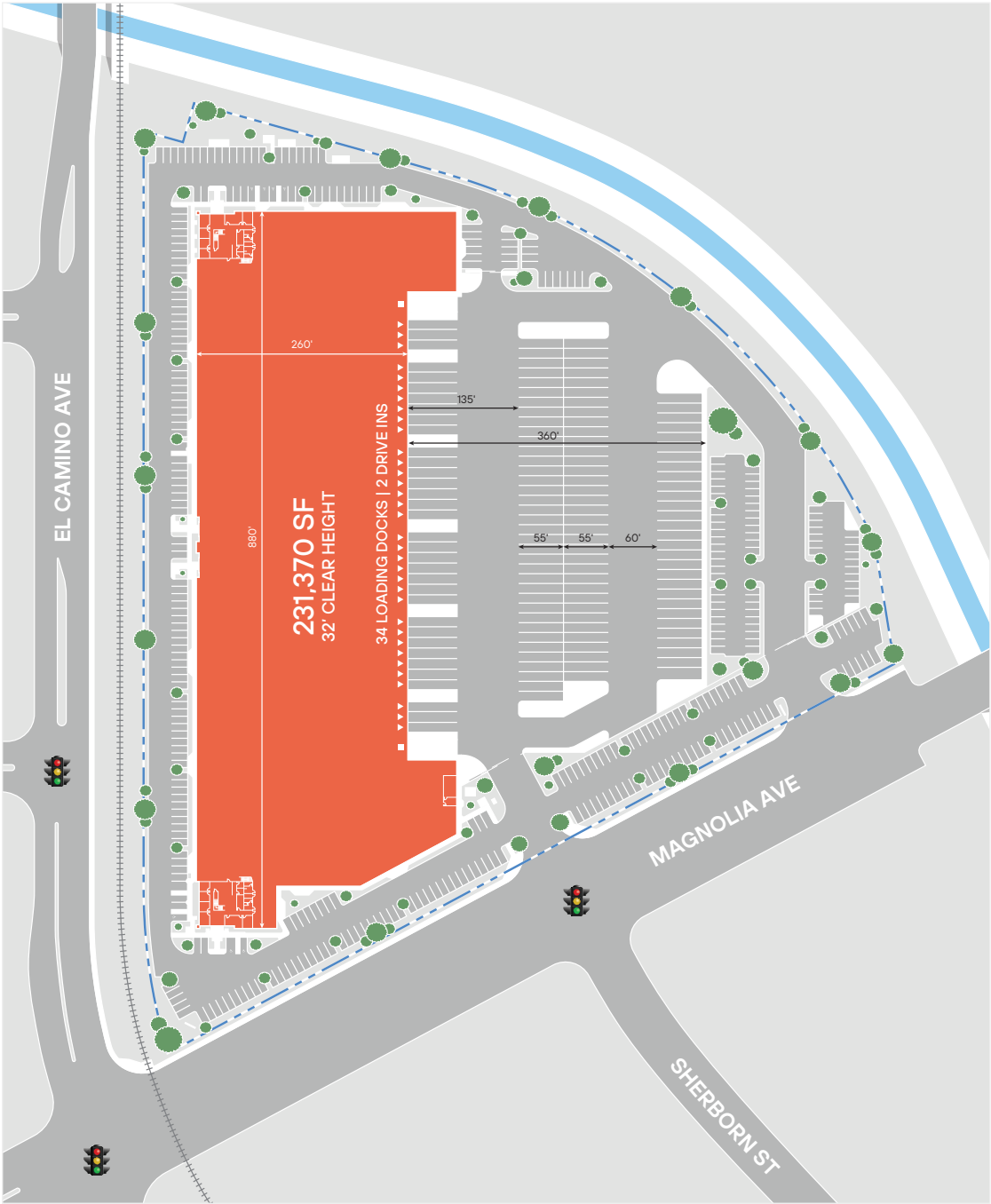
Leasing by:



FOOD GRADE IMPROVEMENT
POTENTIAL



	BUILDING 1	BUILDING 2
BUILDING SF	±233,900	±92,800
AVAILABLE SF	±233,900	±92,800
OFFICE	±7,017 (to-suit)	±2,784 (to-suit)
BUILDING DIMENSIONS	852' X 240'	465' X 205'
CLEAR HEIGHT	32'	32'
COLUMN SPACING	50' X 52'	50' X 52'
SPEED BAYS	60'	60'
LOADING DOCKS	18	8
DRIVE-IN DOORS	2	2
TRUCK COURT DEPTH	138'	120'
LOADING FORMAT	Rear	Rear
CAR PARKING	309	120
OUTDOOR STORAGE	CITY APPROVAL	CITY APPROVAL



BUILDING 1

BUILDING SF	±231,370
AVAILABLE SF	±231,370
OFFICE	±7,017 (to-suit)
BUILDING DIMENSIONS	880' X 260'
CLEAR HEIGHT	32'
COLUMN SPACING	50' X 52'
SPEED BAYS	60'
LOADING DOCKS	34
DRIVE-IN DOORS	2
TRUCK COURT DEPTH	360'
LOADING FORMAT	Rear
CAR PARKING	309
OUTDOOR STORAGE	CITY APPROVAL



LOCATION HIGHLIGHTS

- CENTRALLY LOCATED DISTRIBUTION.**
Magolia Logistics Center is strategically located at the 91 and 15 fwy interchange.
- INFILL SOUTHERN CALIFORNIA MARKET.**
This new development along with location positions this asset as best-in-class.
- HIGH DEMAND FOR INDUSTRIAL.**
The Inland Empire is currently the most desired industrial market in the country.



DRIVING DISTANCES

17 MI

Ontario Airport

25 MI

Los Angeles County

27 MI

Orange County

32 MI

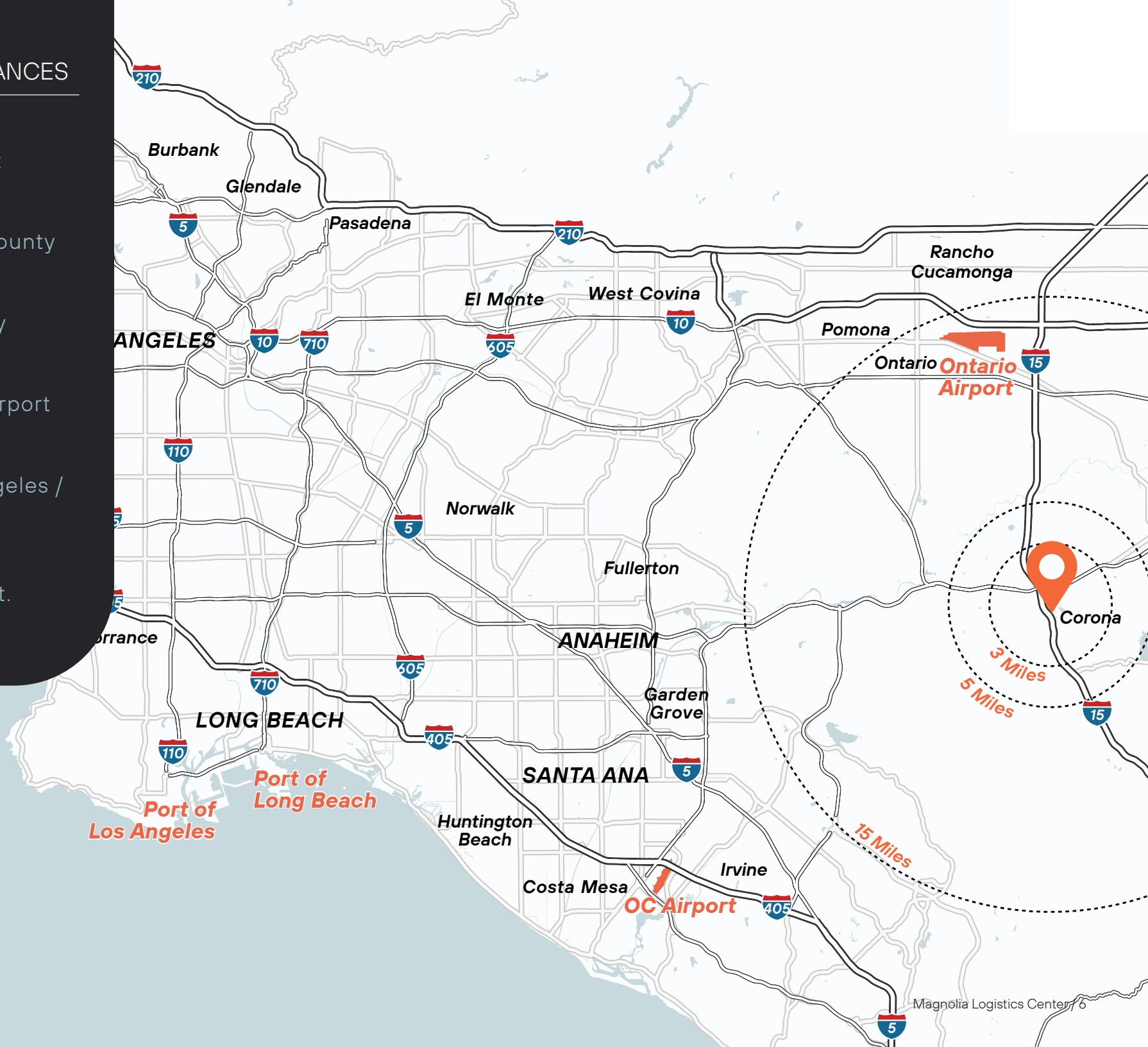
John Wayne Airport

52 MI

Port of Los Angeles /
Long Beach

57 MI

Los Angeles Int.
Airport



DEMOGRAPHICS

3 / 5 / 15 MILE RADIUS FROM SUBJECT PROPERTY

POPULATION IN 2024

116K / 249K / 1.2M

AVERAGE HOUSEHOLD INCOME IN 2024

123K / 130K / 138K

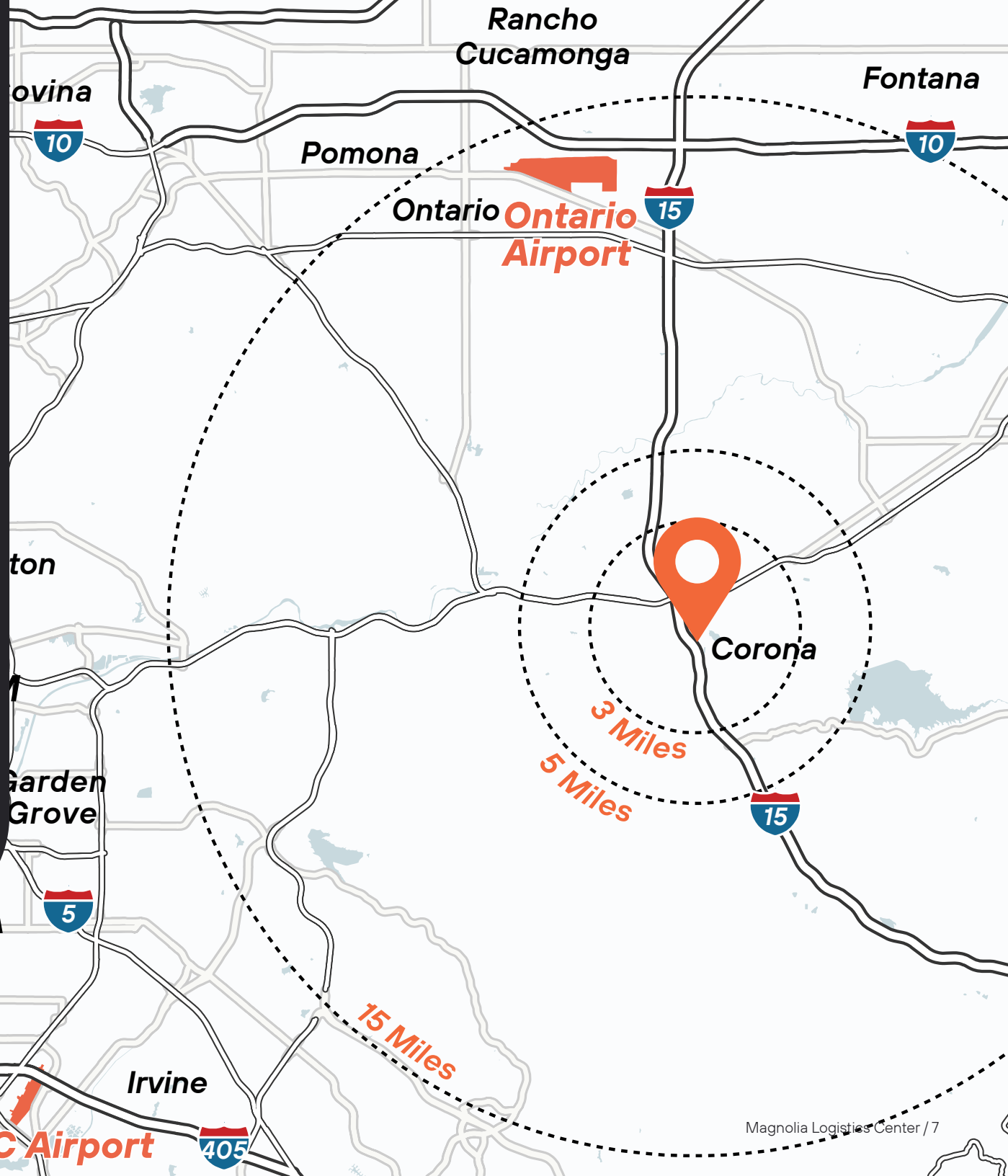
POPULATION PROJECTED IN 2029

118K / 253K / 1.3M

AVERAGE HOUSEHOLD INCOME PROJECTED IN 2029

141K / 149K / 158K

Source: ESRI





For leasing information, contact:

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.