

# Palisade Temescal Commerce Center

Entitlements Approved, Drawings Completed,  
Permits NOW READY TO ISSUE

**201,844 Square Feet**  
**Class-A Industrial Building**  
22728 Temescal Canyon Road  
Corona, CA



**Nicholas Chang, CCIM SIOR**  
Senior Vice President  
+1 909 418 2014  
[nicholas.chang@cbre.com](mailto:nicholas.chang@cbre.com)  
Lic. 01344844

**Richard Lee, SIOR**  
Senior Vice President  
+1 909 418 2010  
[richard.lee@cbre.com](mailto:richard.lee@cbre.com)  
Lic. 01757870

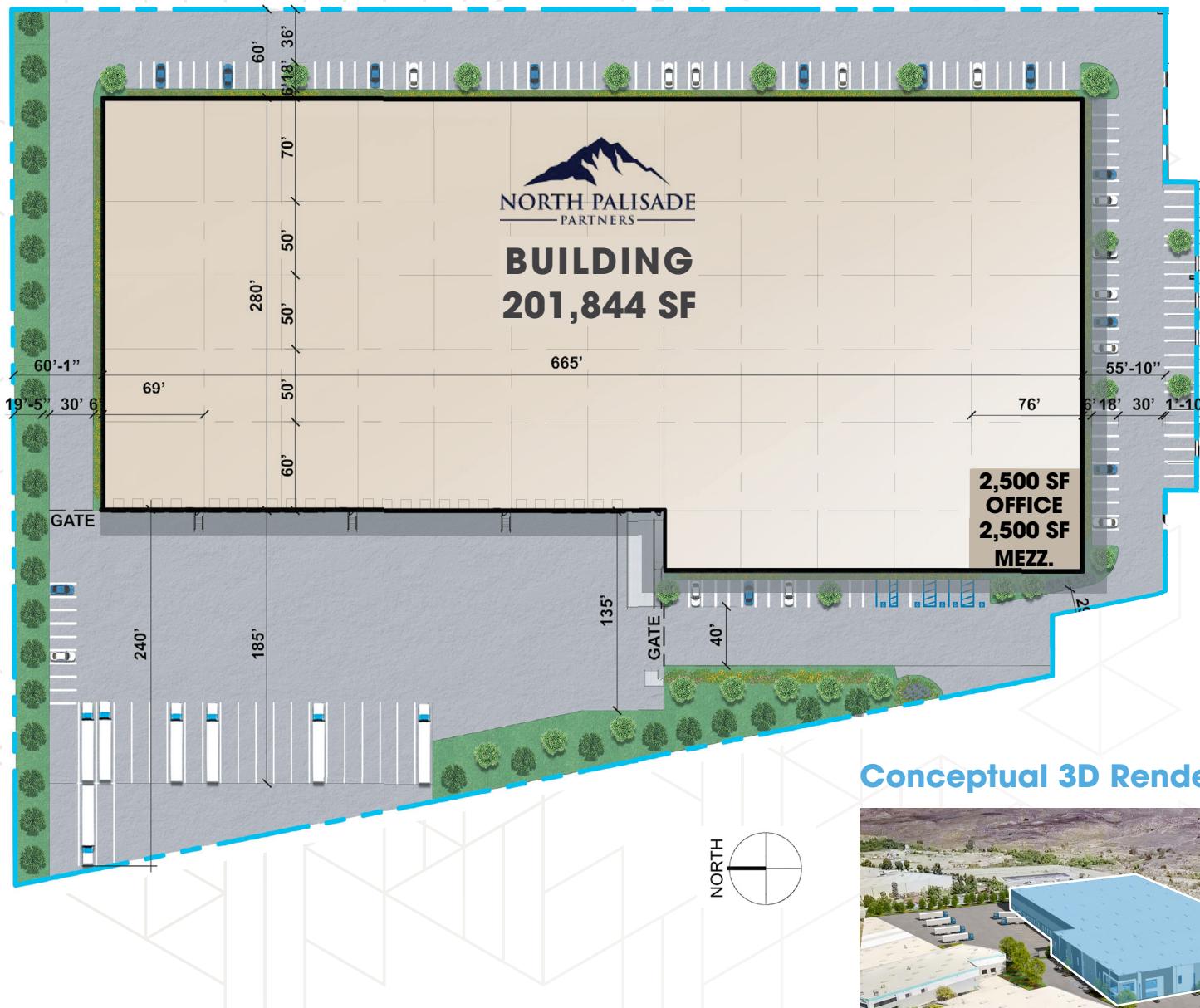
**Justin Kuehn**  
First Vice President  
+1 909 418 2013  
[justin.kuehn@cbre.com](mailto:justin.kuehn@cbre.com)  
Lic. 01969182

**Sione Fua**  
Vice President  
+1 909 418 2007  
[sione.fua@cbre.com](mailto:sione.fua@cbre.com)  
Lic. 02006432

**Edward Michino**  
Vice President  
+1 310 365 9712  
[emichino@naicapital.com](mailto:emichino@naicapital.com)  
Lic. 01742275

**CBRE**

# Site Plan



## By The Numbers

	9.26 <b>NET ACRES</b>
	201,844 SF <b>TOTAL BUILDING SIZE</b>
	36' <b>WH CLEAR HEIGHT</b>
	240' DEEP <b>SECURED TRUCK COURT</b>
	24   130 <b>TRAILER   AUTO PARKING</b>
	5,000 SF EXPANDABLE TO 8,000 SF <b>2-STORY OFFICE</b>
	ESFR   K-25 <b>SPRINKLER SYSTEMS</b>
	24 <b>DOCK HIGH DOORS</b>
	4000 <b>AMPS POWER</b>
	8 Inch <b>SLAB THICKNESS</b>
	.50 <b>COVERAGE RATIO</b>

## Conceptual 3D Rendering



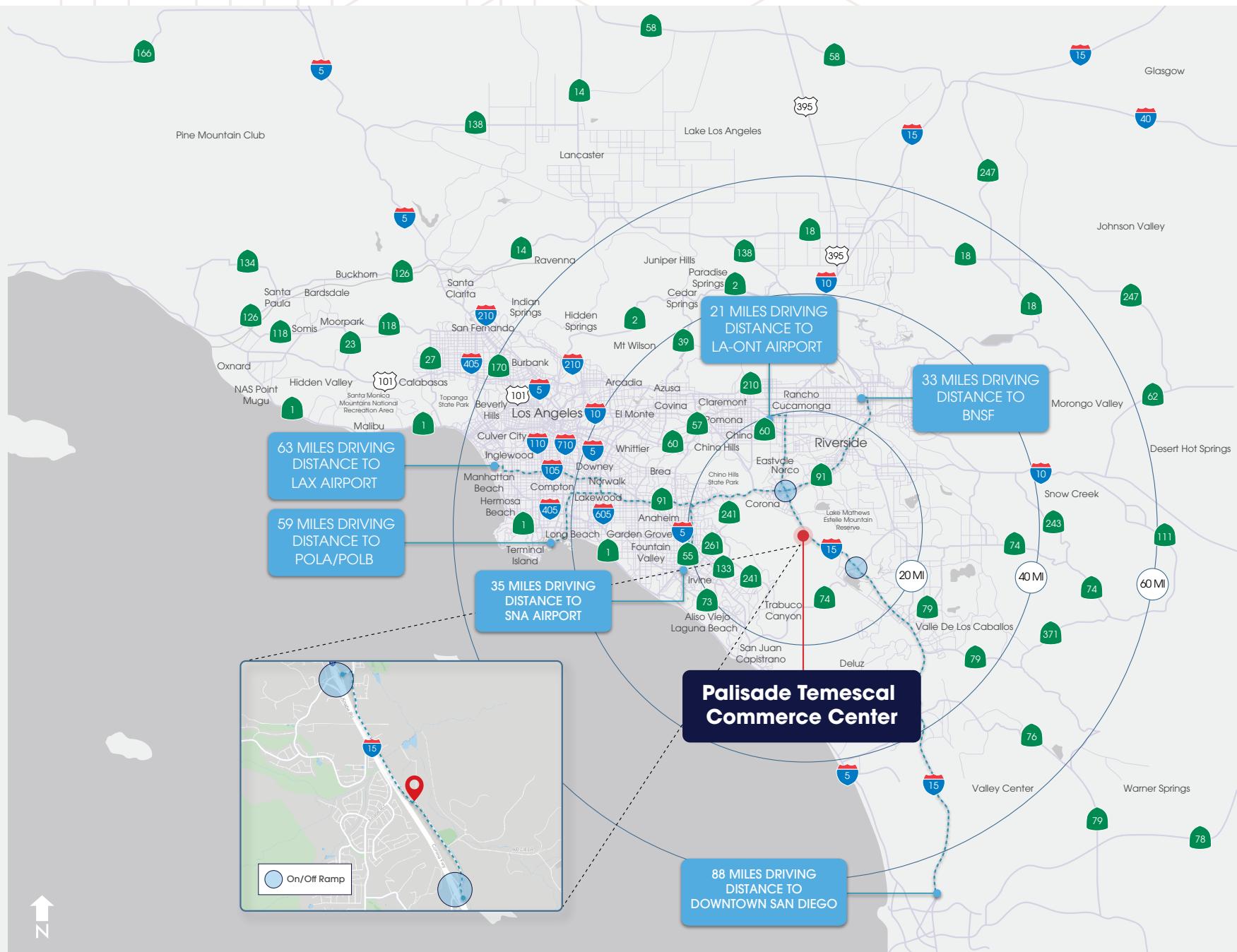
**CBRE**

**NORTH PALISADE**  
 PARTNERS

# Location Map

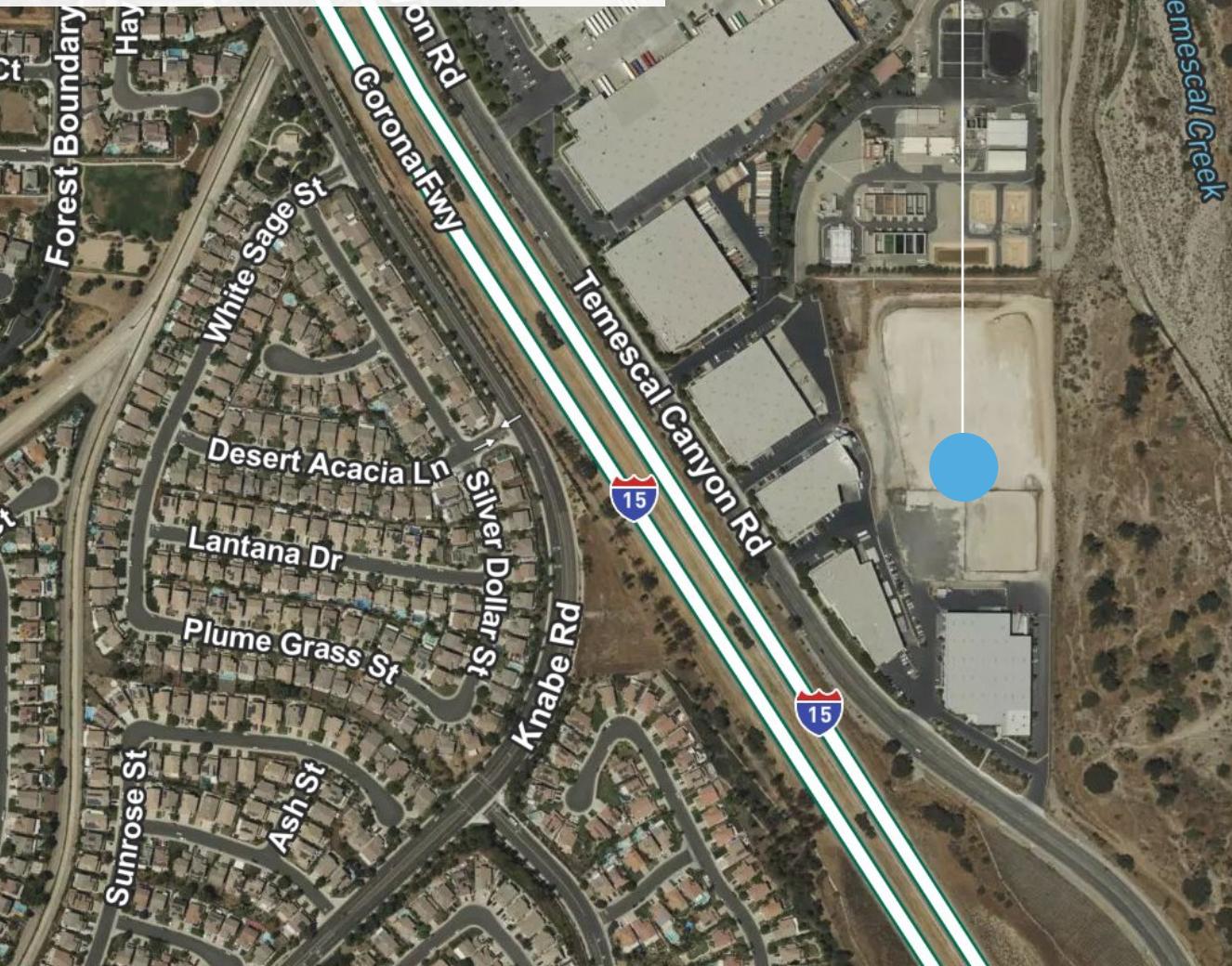
CBRE

NORTH PALISADE  
PARTNERS



# Palisade Temescal Commerce Center

Entitlements Approved, Drawings Completed,  
Permits NOW READY TO ISSUE



## 201,844 Square Feet Class-A Industrial Building

22728 Temescal Canyon Road  
Corona, CA

Exclusively Offered by:

**Nicholas Chang, CCIM SIOR**  
Senior Vice President  
+1 909 418 2014  
nicholas.chang@cbre.com  
Lic. 01344844

**Richard Lee, SIOR**  
Senior Vice President  
+1 909 418 2010  
richard.lee@cbre.com  
Lic. 01757870

**Justin Kuehn**  
First Vice President  
+1 909 418 2013  
justin.kuehn@cbre.com  
Lic. 01969182

**Sione Fua**  
Vice President  
+1 909 418 2007  
sione.fua@cbre.com  
Lic. 02006432

**Edward Michino**  
Vice President  
+1 310 365 9712  
emichino@naicapital.com  
Lic. 01742275

**CBRE**

Another Quality  
Development by



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CMPM  
22728 Temescal Canyon Rd\_INT BRO\_Chang\_v09\_GH 04/14/25