

Available SF 87,248 SF

Industrial For Lease
Building Size 206,024 SF

Address: 1241 Old Temescal Rd, Unit 103, Corona, CA 92881

Cross Streets: California Ave/Old Temescal Rd

Excellent Warehouse/Distribution Space
 Offices can be reduced by 5,376 SF
 13 Dock High Loading Positions, Large Fenced Yard
 30' Minimum Clear / .60/3,000 GPM Fire Sprinklers
 Convenient Access to 15, 71 and 91 Freeways
 TEASER RATE: \$0.99 per SF for 1st Year Rent

Lease Rate/Mo: \$86,376
Lease Rate/SF: \$0.99
Lease Type: Gross / Op. Ex: \$0.08
Available SF: 87,248 SF
Minimum SF: 87,248 SF
Prop Lot Size: POL
Term: Submit
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M4

Sprinklered: Yes
Clear Height: 30'
GL Doors/Dim: 1 / 10'x14'
DH Doors/Dim: 13 / 10'x12'
A: 1600 V: 277/480 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1991

Whse HVAC: No
Parking Spaces: 100 / **Ratio:** 1.1:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 10,752 SF
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 5,376 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: IE East
APN#: 107170050

Listing Company: Inco Commercial Brokerage

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Listing #: 39619719

Listing Date: 01/22/2024

FTCF: CB250N000S000/A0AA

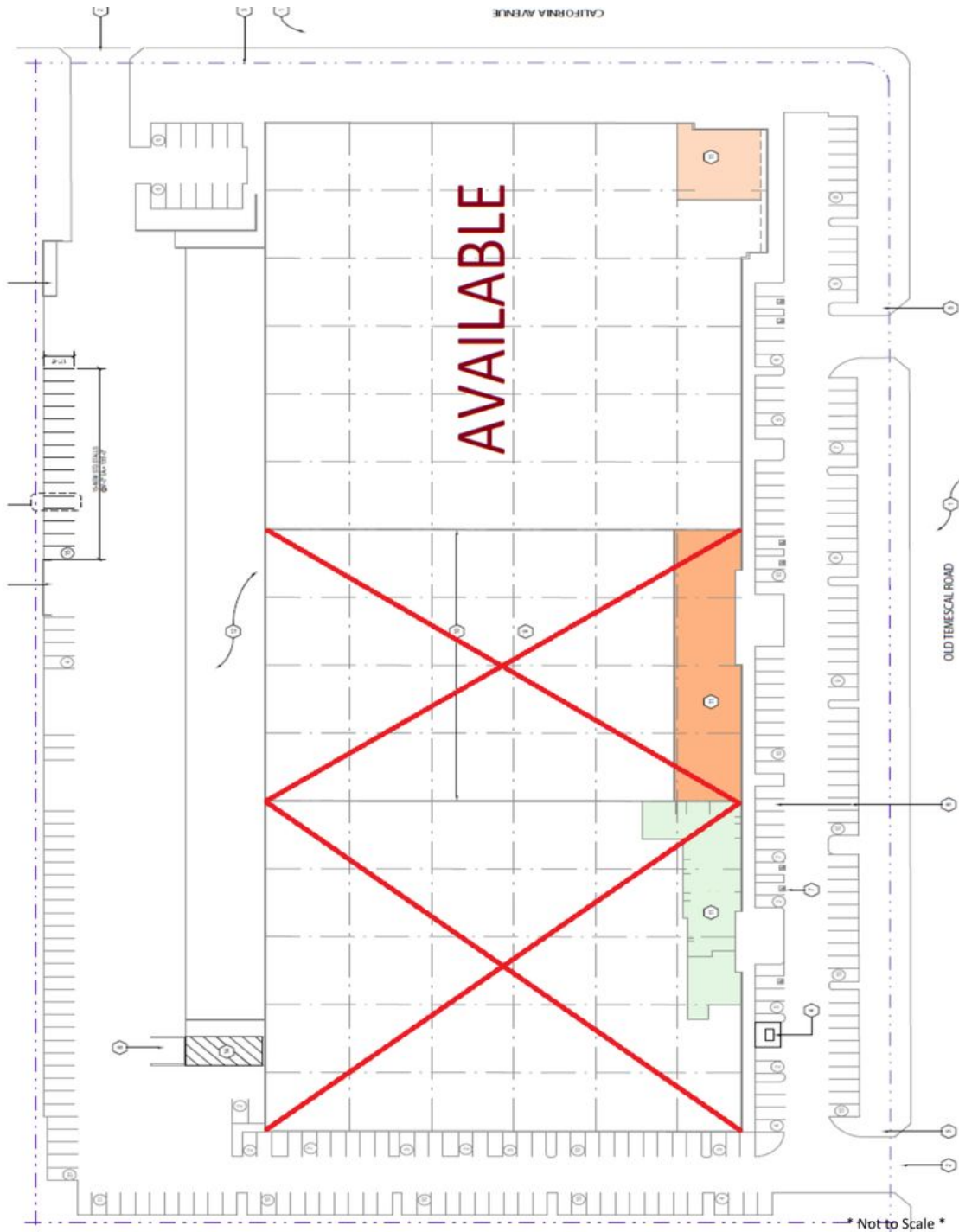
Notes: Tenant to verify all information contained herein. TEASER RATE: \$0.99 per sq. ft. for 1st Year Rent, \$1.22 per sq. ft. Gross Thereafter. 5,376 sq. ft. of finished mezzanine can be reduced from the total square footage (81,872 sf).



COMMERCIAL BROKERAGE

Inco Commercial Brokerage

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