

1161 CALIFORNIA AVE

CORONA, CA 92881 • 30,484 SF • WAREHOUSE



INVESTMENT HIGHLIGHTS

- Value-Add Investment or Owner-User Opportunity Ideal for a variety of uses
- 30,484-Square-Foot High Image Warehouse situated on 1.48 acres
- +/- 6,500 SF of FDA Approved Lab Space
- +/- 2,116 SF of Office Space across two stories
- Aprox. 200' of Frontage along California Ave
- Immediate Access to the I-15 Freeway.
- Heavy Power
- Large, Gated Yard Area

THE OFFERING

Purchase Price

Price Per SF

\$9,754,880

\$320.00

Rentable Square Feet	30,484
Lot Size (Acres)	1.48
Lot Size (SF)	64,469
Price/Land SF	\$151
Power	800a/277-480v, 3p, 4w
Year Built	1990
Parking Spaces	62
Clear Height	23'
Loading	(3) Dock High Doors (3) Ground Level Doors
Construction Type	Reinforced Concrete
Zoning	M4-Light Industrial

EXCLUSIVELY LISTED BY:

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