

FOR SALE & LEASE | 1450-1456 POMONA RD, CORONA, CA



±26,394 SF ON 2.12 AC WITH DIGITAL BILLBOARD

Voit
REAL ESTATE SERVICES

RYAN MOORE
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PROPERTY DESCRIPTION:

Located in West Corona, 1450, 1452, 1454, and 1456 Pomona Road presents a premier industrial campus with unmatched freeway frontage. This distinctive property features four freestanding buildings that combine to offer a total of 26,394 square feet. The complex boasts an expansive 600 feet of frontage along the 91 Freeway, capturing the attention of an average daily traffic count between 175,000 to 275,000 vehicles. Adding to its high visibility, the property includes a large, dual-sided electronic billboard, enhancing promotional opportunities for businesses.

PROPERTY FEATURES:

- Four Freestanding Buildings Totaling 26,394 SF
- 1450 Pomona Road — 1,797 square feet
- Freestanding office
- 1452 Pomona Road — 4,564 square feet
- Freestanding Industrial building
- Fenced yard and 3 ground level door
- 1454 Pomona Road — 15,462 square feet
- Freestanding Storefront or office space with warehouse space
- 4 ground level doors
- 1456 Pomona Road – 4,571 square feet
- Freestanding Industrial building
- Fenced yard and 2 ground level door
- Fully Paved and Fenced
- Large Electronic Dual Sided Billboard - (432' x 128')



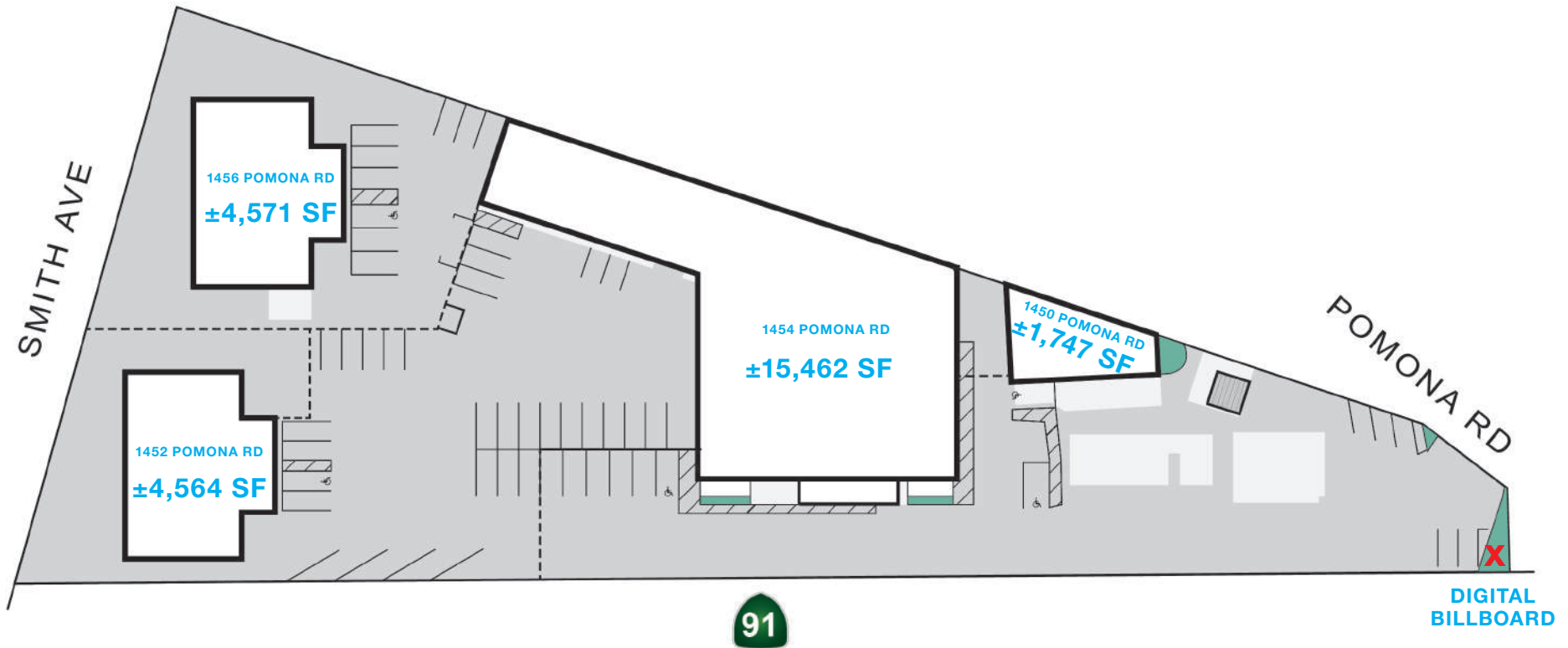
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SITE PLAN



Floor Plan Not to Scale

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HYPOTHETICAL RENDERINGS

The included renderings illustrate the possible transformed appearance of the property following the demolition of 1452 & 1456 Pomona Rd, two freestanding buildings currently situated on the west end of the parcel. This strategic removal could clear approximately 40,000 square feet of space, presenting a prime opportunity for a variety of business uses. Ideal for Equipment Rental Companies, Car Sales, Wholesale Distributors, or Lumber Yards, this site offers excellent freeway frontage, enhancing visibility and accessibility of the property.

CURRENT



RENDERING



RENDERING

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CURRENT PHOTOS



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FREEWAY ACCESS



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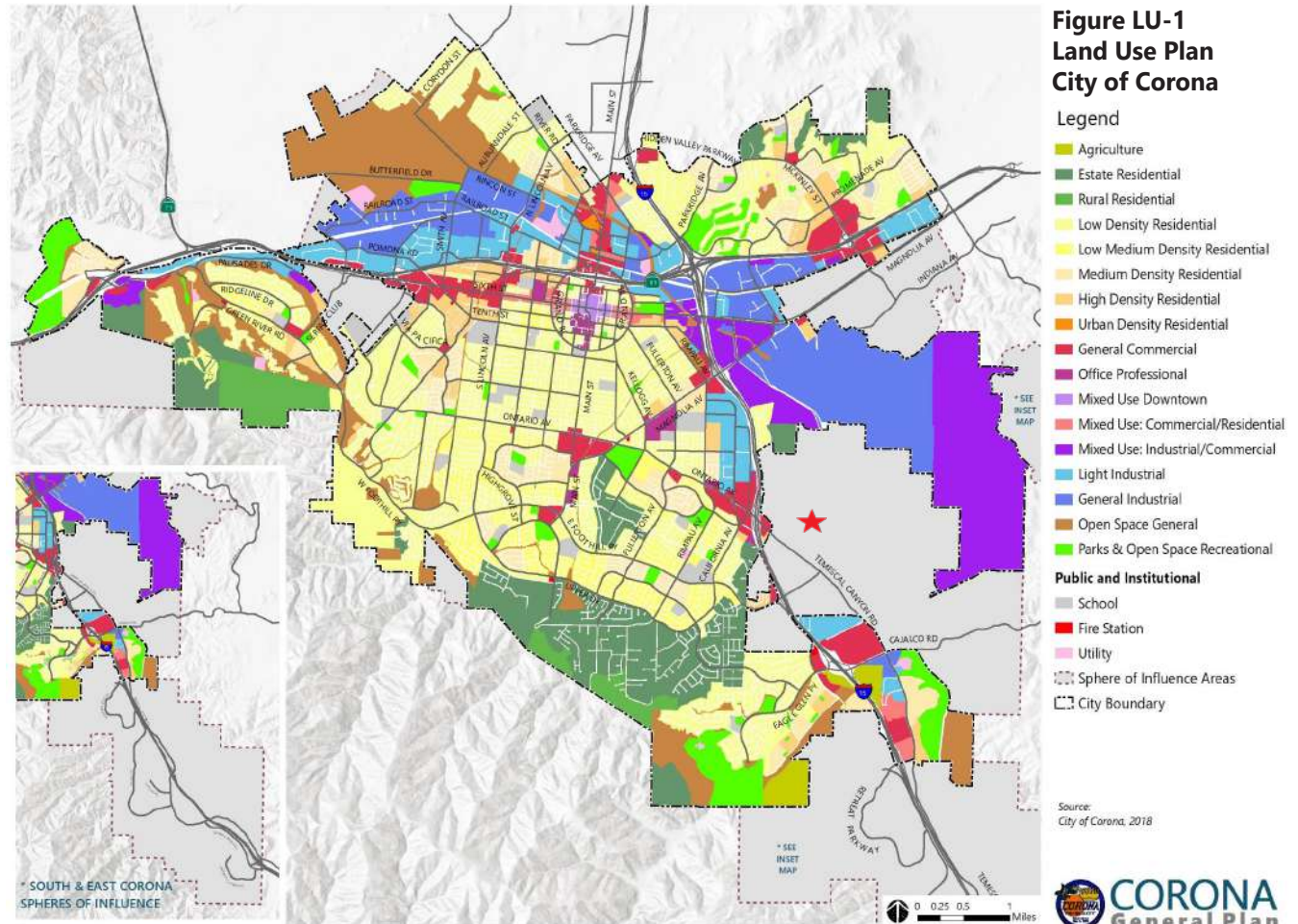
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ZONING:

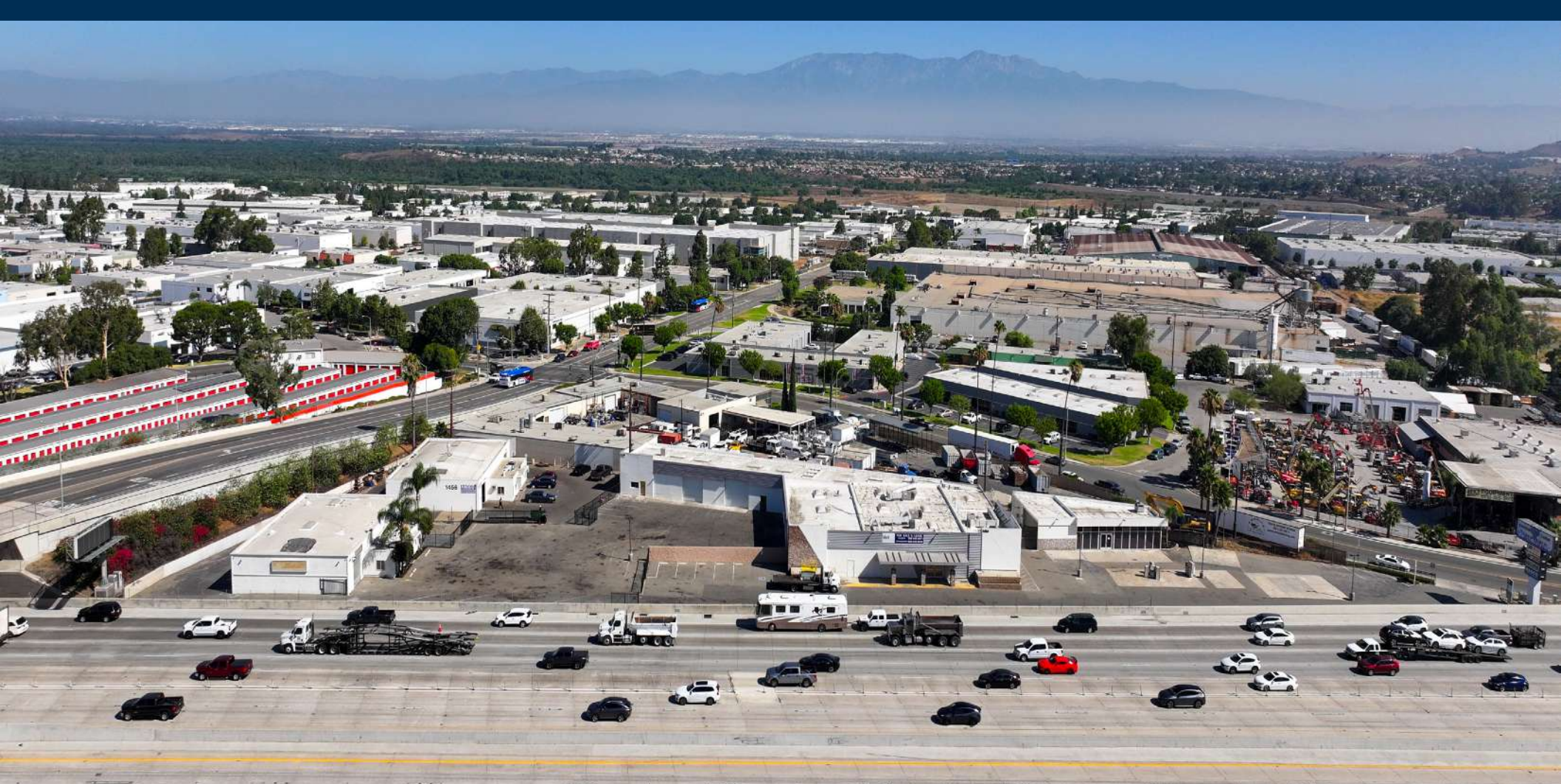
- M1- Light Manufacturing Zone: **M1 Zone (Light Manufacturing Zone) - City of Corona (coronaca.gov)**
- The M-1 (Light Manufacturing) Zone is intended for light manufacturing and industrial uses. The purpose of the M-1 zone is to provide for manufacturing uses that are generally passive because the M-1 zone can be established adjacent to residential and commercial areas.



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