

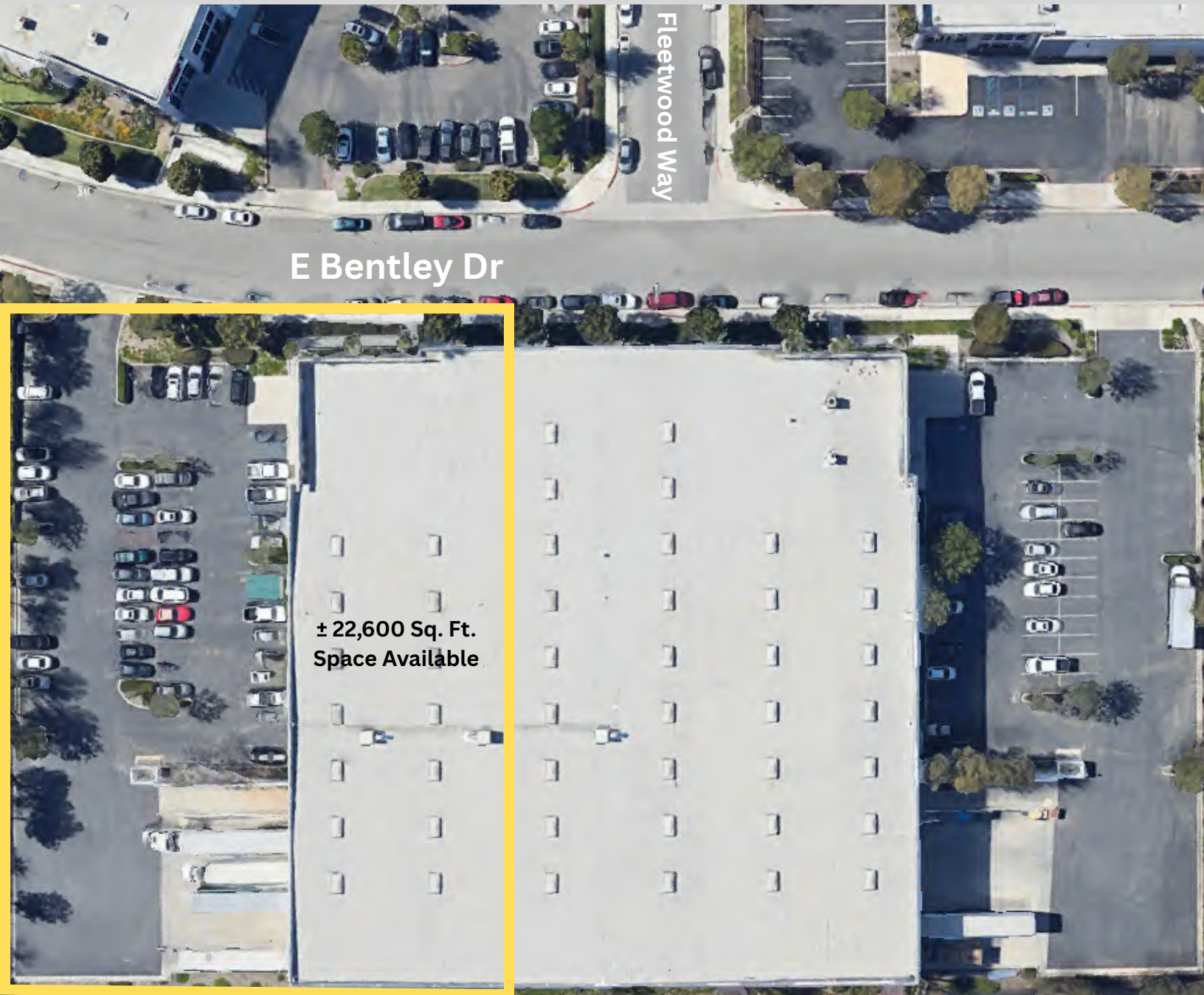


1522 E. BENTLEY DRIVE
CORONA, CA 92879

Property Highlights

- ±22,600 sq. ft. that is Part of a Larger ±72,000 sq. ft. Building
- Racking Included
- ±630 Sq. Ft. Office Area
- 26' Min Ceiling Clearance
- Large Private Yard with Ample Parking
- 50' x 52' Bay Spacing
- Multiple Large Warehouse Ceiling Fans
- Roof Coating System & Skylights Installed in 2024
- Multiple Warehouse Space Heaters
- 5 Dock High Loading Positions
- 1 Ground Level Door
- 4 Pit Levelers
- .60/3,000 GPM Fire Sprinkler System
- 62' Concrete Truck Apron
- ±130' Truck Turning Radius
- Quick 15, 91, & 71 Freeway Access
- Ideal Overflow Space
- Available Within 45 Days
- Sublease Through June 30, 2027
- **\$1.25 per sq. ft. Gross**

SITE MAP

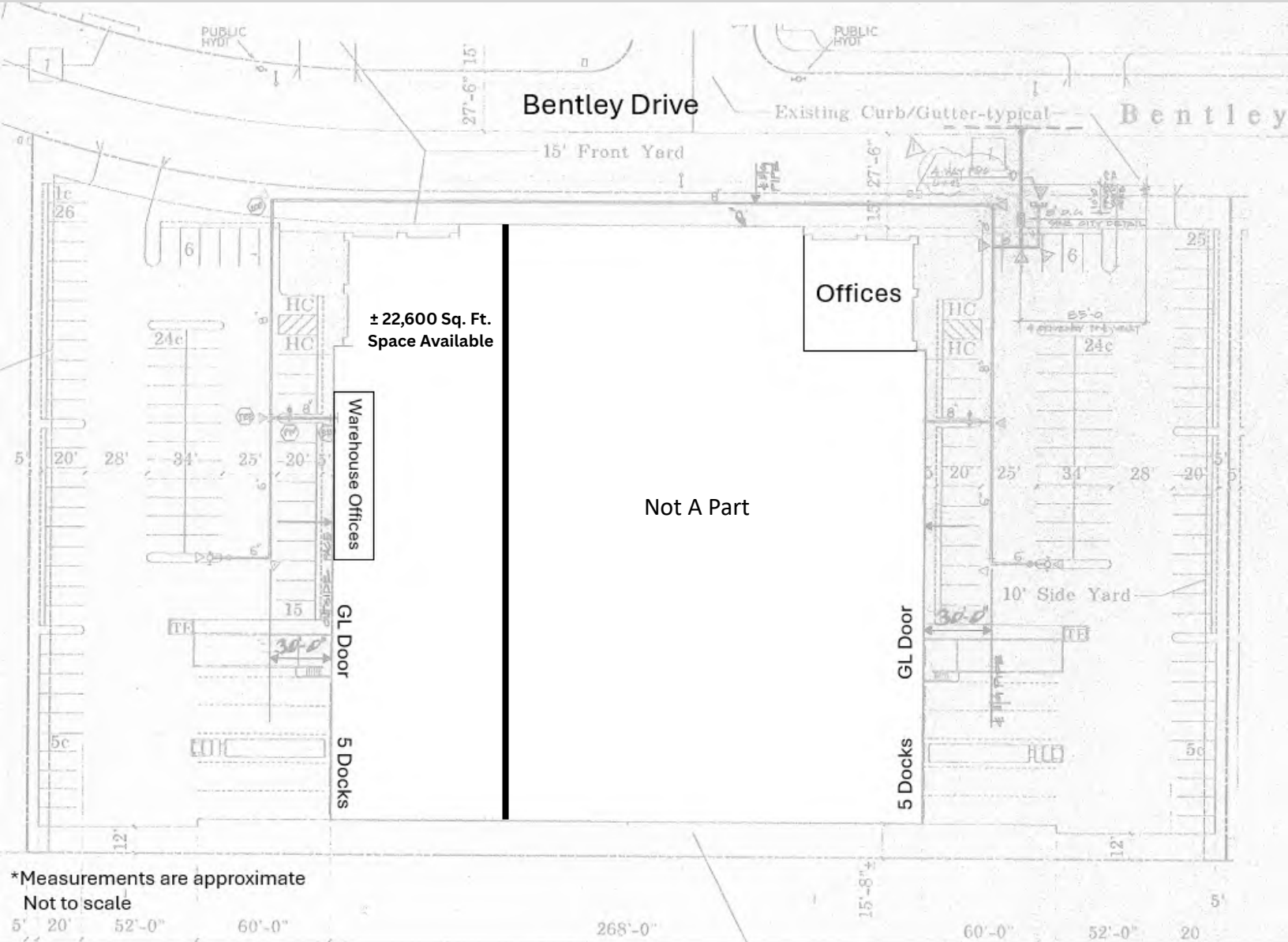


COMMERCIAL BROKERAGE

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

Incocommercialbrokerage.com

SITE PLAN



COMMERCIAL BROKERAGE

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

Incocommercialbrokerage.com



COMMERCIAL BROKERAGE

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

Incocommercialbrokerage.com



COMMERCIAL BROKERAGE

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

Incocommercialbrokerage.com



COMMERCIAL BROKERAGE

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

Incocommercialbrokerage.com

FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:

KEVIN ROMANO

PRINCIPAL
LIC. 02025562

✉ KEVIN@INCOCOMMERCIALBROKERAGE.COM
☎ (714) 521-0800 X. 2

BRANDON COURTNEY

VICE PRESIDENT
LIC. 02241945

✉ BRANDON@INCOCOMMERCIALBROKERAGE.COM
☎ (714) 521-0800 X. 4



COMMERCIAL BROKERAGE

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

Incocommercialbrokerage.com