

# INDUSTRIAL BUILDING

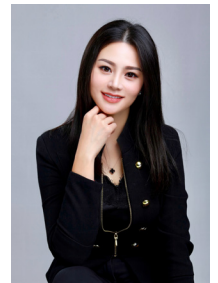
## FOR SALE

9118 Pulsar Ct, Corona, CA 92883



### *Property Highlights:*

- Premier Low Coverage Building with Large Free-flowing warehouse and lots of parking.
- 30' Minimum WH clear height. 2 Loading Docks and 1 GL loading Door.
- 800 Amps 277-480V Power ( Buyer to Verify)
- Great Signage with a Full View From 1-15 Free Way.



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**SALE PRICE: \$6,968,650 \$325/SF**

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***Property Information***

**SALE PRICE: \$6,968,650**

**BUILDING SIZE: 21,442 SF**

**LOT SIZE: 1.03 Acre**

**OFFICE SIZE: 1500 SF**

**2 LOADING DOCKS**

**1 GL LOADING DOOR**

**CLEAR HEIGHTS: 30'**

**PARKING SPACE: 21**



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## *PROPERTY OVERVIEW*

This brand new high-tech Industrial building is located at the entry of a new business park. Leading employers in Corona include the medical and technology industries and define the community as 'A city of Innovation and Technology.' The building is the premier building in this new complex completed in September 2020.

The building boasts a large free-flowing warehouse with 30-foot ceilings and tons of electricity, dedicated two deep well loading docks with dedicated privacy wall and landscaping throughout the project. There is a third large ground level dock on the side of the building with lots of parking in the front, side and rear. The property offers great signage with a full view from 1-15 freeway and entry landscaped with interlocking pavers lead to the executive entry area in front of the building entry for principle and guest parking. Office and executive restrooms are located on the first floor office area. Offices and open work area for supervisors are on the second floor that overlooks the warehouse area. The skylights keep the warehouse bright and open.

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