

Available SF 81,872 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  
 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  
 Additional offices available if needed (5,376 SF)  
 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:** 81,872 SF  
**Minimum SF:** 81,872 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 / #:** 5,376 SF  
**Restrooms:** 4  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**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

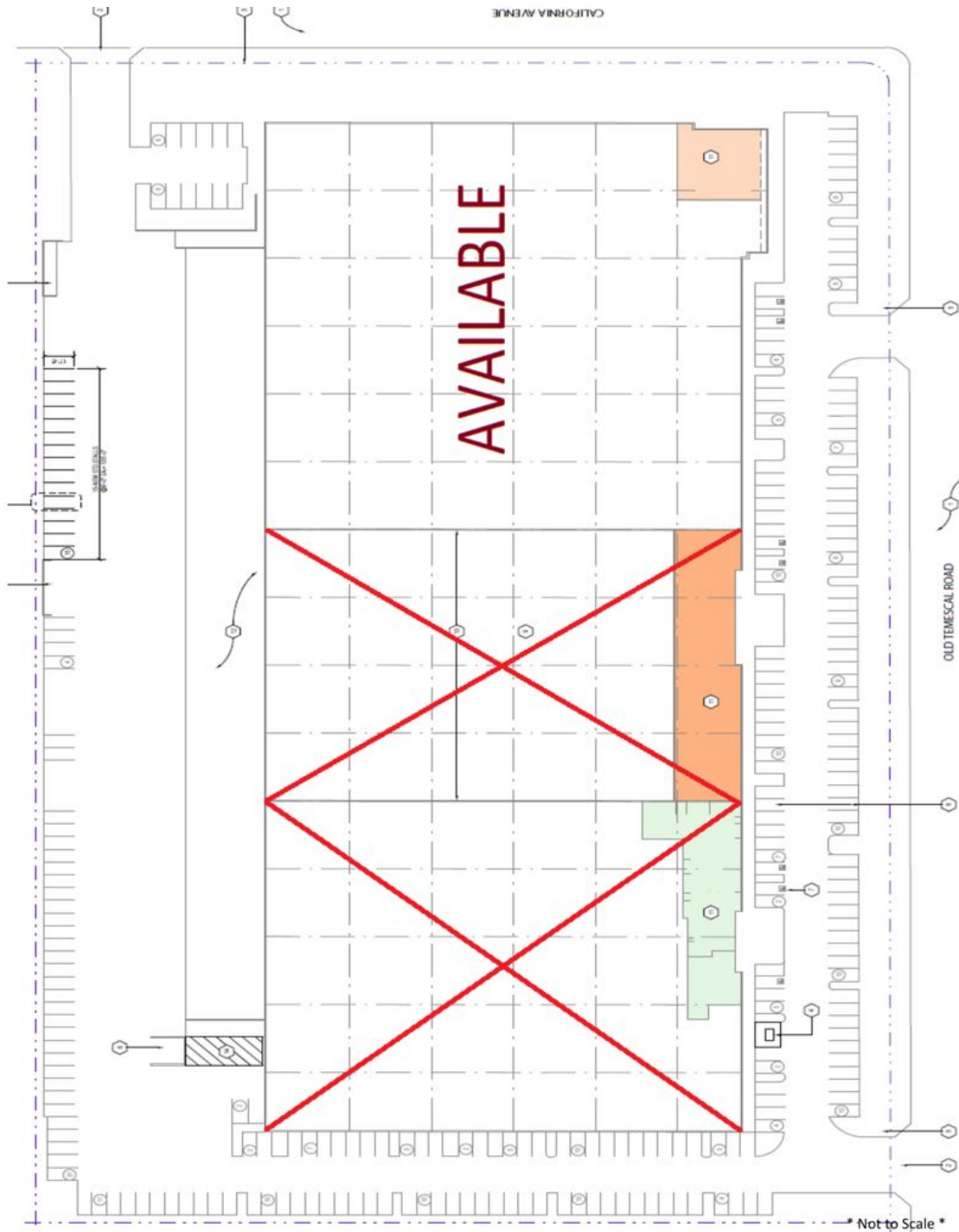
**Notes:** Tenant to verify all information contained herein. TEASER RATE: \$0.99 per sq. ft. for 1st Year Rent, \$1.22 per sq. ft. Gross Thereafter. 5,376 sq. ft. of finished mezzanine can be added to the total square footage (87,248 sf).



COMMERCIAL BROKERAGE

Inco Commercial Brokerage

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