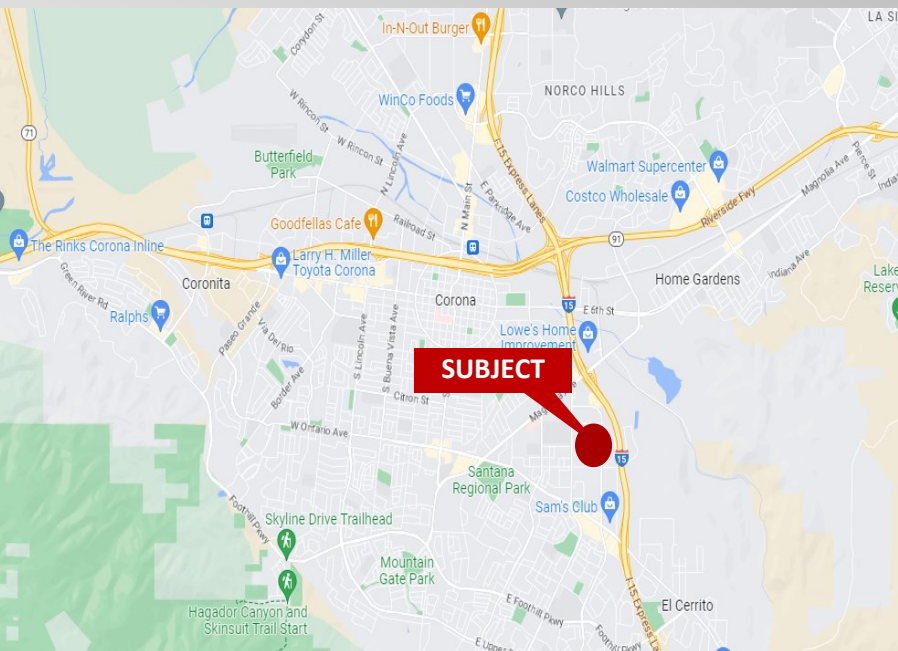




AVAILABLE FOR LEASE:

**127,821 SF Industrial Building
1241 Old Temescal Rd, #102 & 103
Corona, CA 92881**



Highlights:

- 127,821 sq. ft. that is part of larger 206,024 sq. ft. building.
- 16,752 sq. ft. of total offices
- 22 dock high loading positions
- 19 edge of dock levelers
- 2 ground level doors via ramp
- Large private fenced yard
- 30' minimum ceiling height
- .60/3,000 GPM fire sprinkler system
- ESFR (K25 Heads) in a portion of Unit 103 warehouse
- 1,200 Amps, 277/480 Volts, 3 Phase
 - 800 Amp Meter in Unit 103
 - 400 Amp Meter in Unit 102
- Building divisible to 87,248 sq. ft. and 40,553 sq. ft.
- Convenient access to 15, 71, and 91 freeways
- Available: August 1, 2026
- **Lease Rate: \$1.00 per sq. ft. Gross**
- OPEX: ~\$0.0772 per sq. ft.

* Tenant to verify all information contained herein *



(714) 521-0800

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± 127,801 SF

Truck Access

Private Fenced Yard





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