

FOR LEASE: CORPORATE HQ QUALITY OUTDOOR STORAGE PROPERTY

±22,000 SF ON ±2.82 AC | 19930 ROSITA AVE, CORONA, CA 92881

PROPERTY SUMMARY

- ±22,000 SF on ±2.82 AC
- High Image Office Space
- Corporate HQ Appeal
- Approximately 15 Dock High Loading Positions
- 5 Ground Level Doors
- Fully Paved Yard
- Clear Span Warehouse
- Power Roll Up Doors
- Unrestrictive M-SC Zoning Located within the County of Riverside
- Heavy Power
- Close Proximity to 15, 91, & 71 Freeways
- Close Proximity to The Port of Los Angeles & The Port of San Diego



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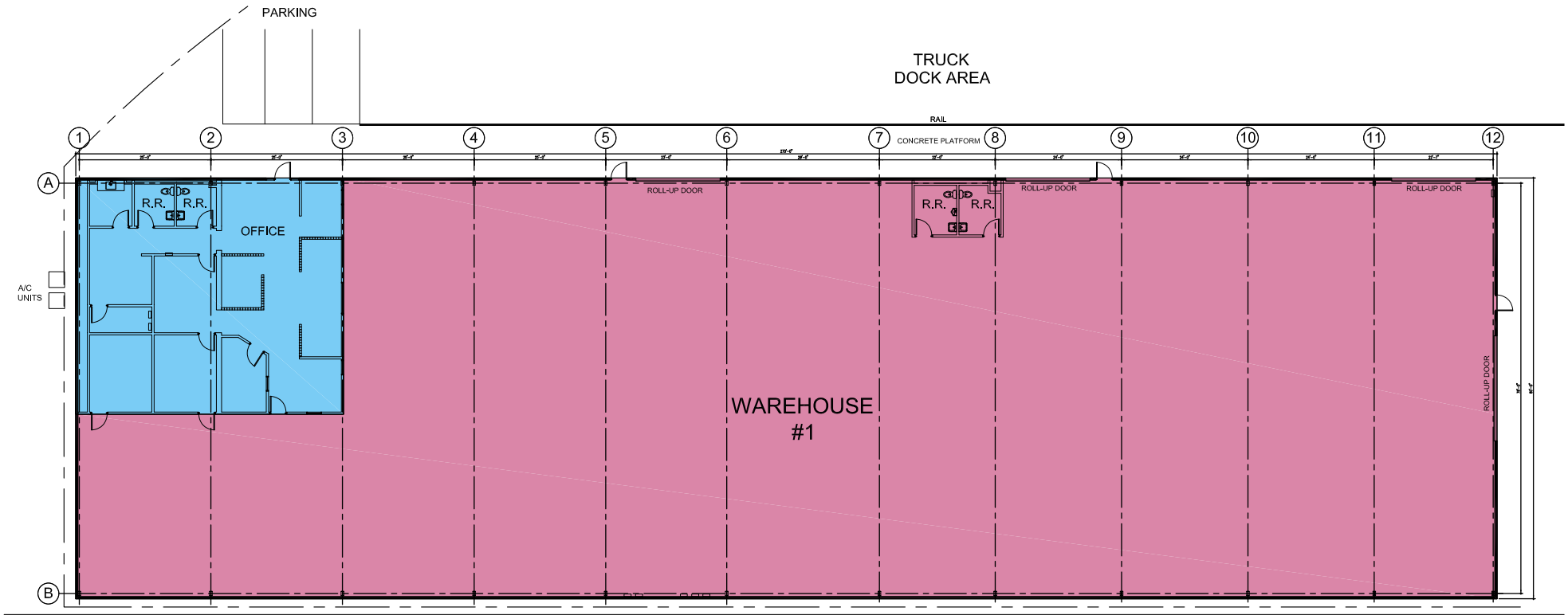


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OFFICE -	2,285 SF
WAREHOUSE -	19,313 SF
TOTAL-	21,600 SF

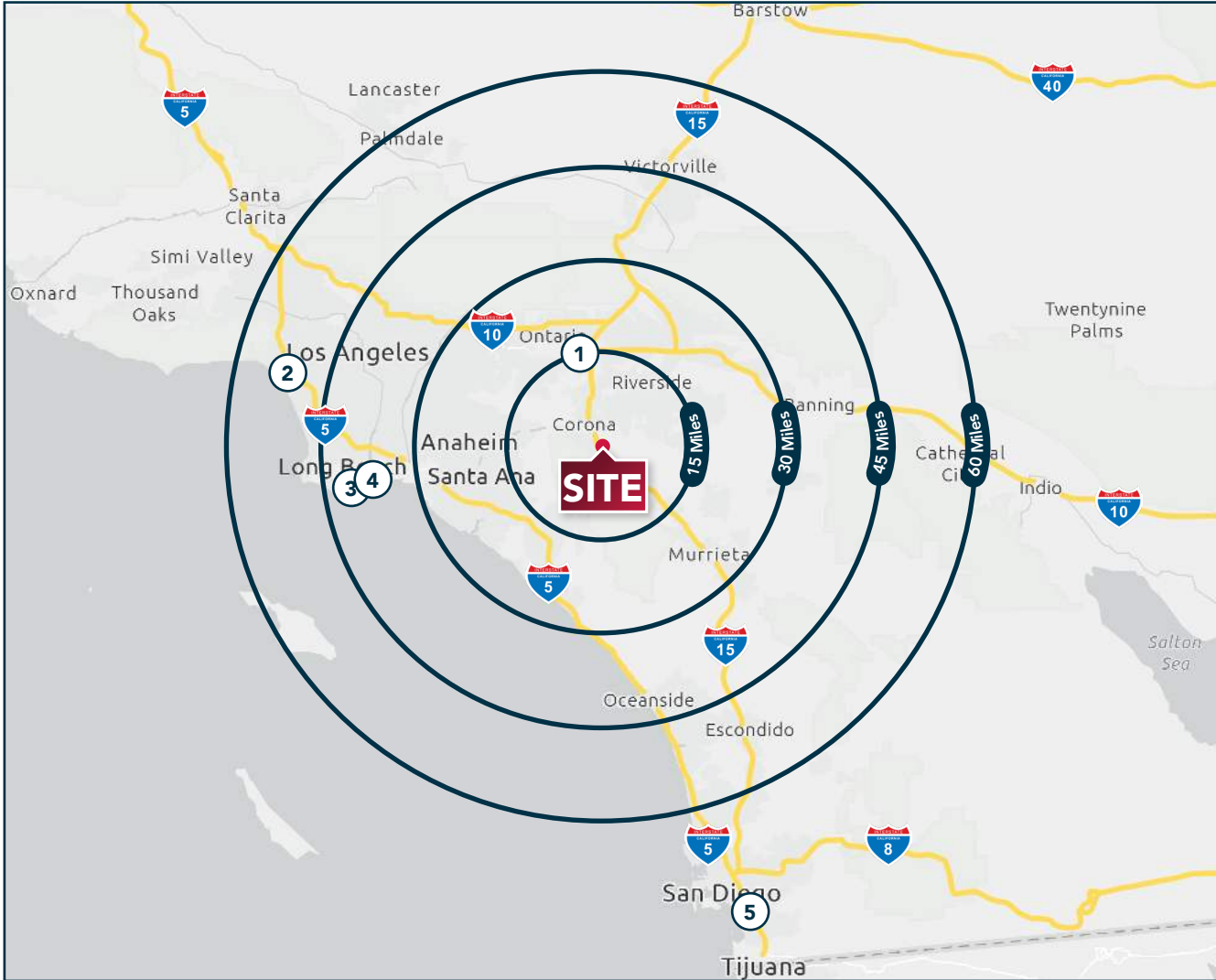


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AIRPORT/PORT ACCESS

1. Ontario Airport
2. LAX
3. Port of Los Angeles
4. Port of Long Beach
5. Port of San Diego

PORT TRADING PARTNERS

PORT OF LOS ANGELES	PORT OF LONG BEACH	PORT OF SAN DIEGO
China/Hong Kong (\$132 billion)	China (\$47.18 billion)	Mexico (\$31 billion)
Japan (\$37 billion)	Vietnam (\$9.54 billion)	Japan (\$523 million)
Vietnam (\$28 billion)	South Korea (\$6.72 billion)	Ecuador (\$106 million)
Taiwan (\$18 billion)	Taiwan (\$4.54 billion)	Netherlands (\$87.8 million)
South Korea (\$16 billion)	Thailand (\$4.01 billion)	United Kingdom (\$70 million)

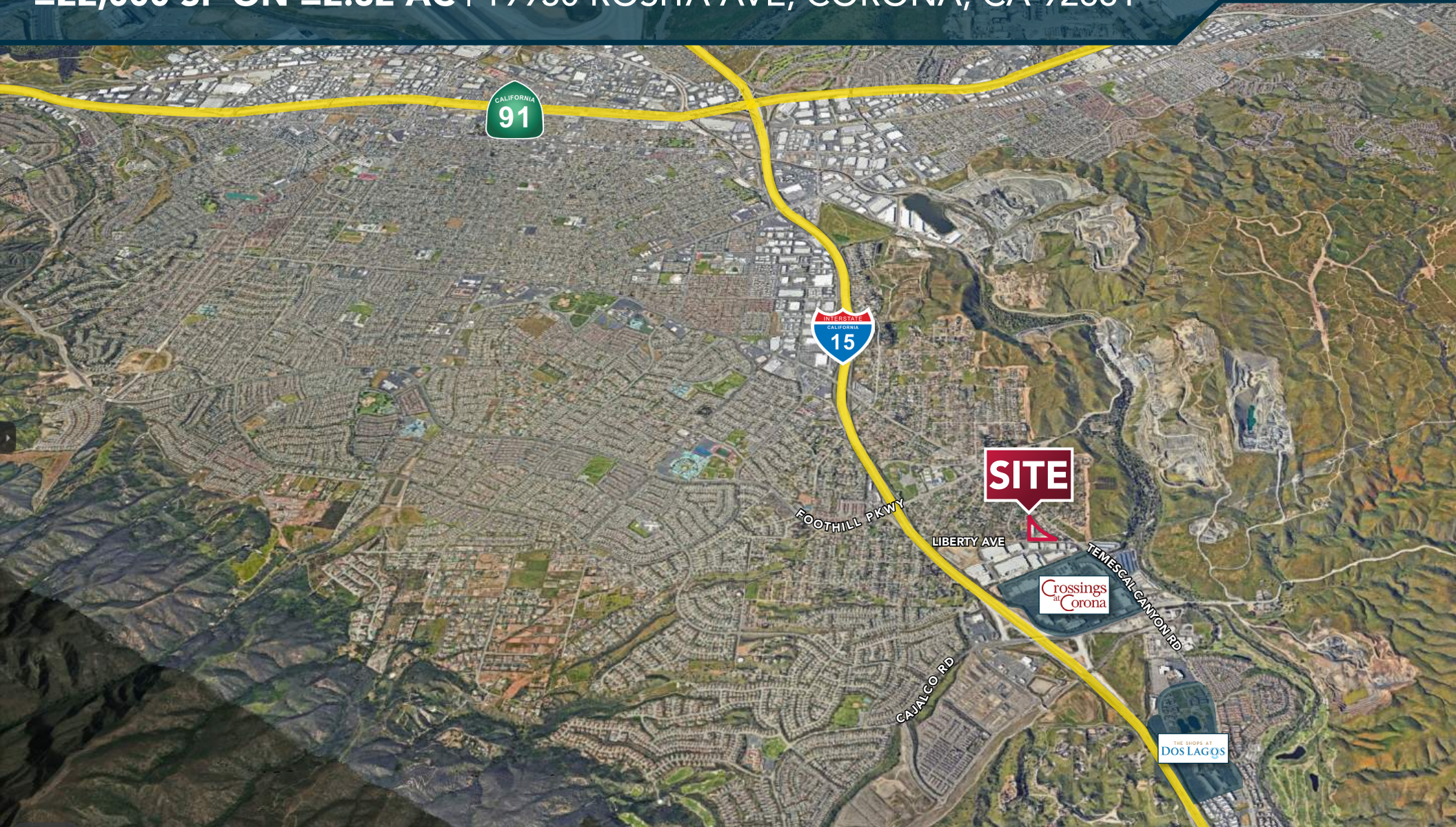


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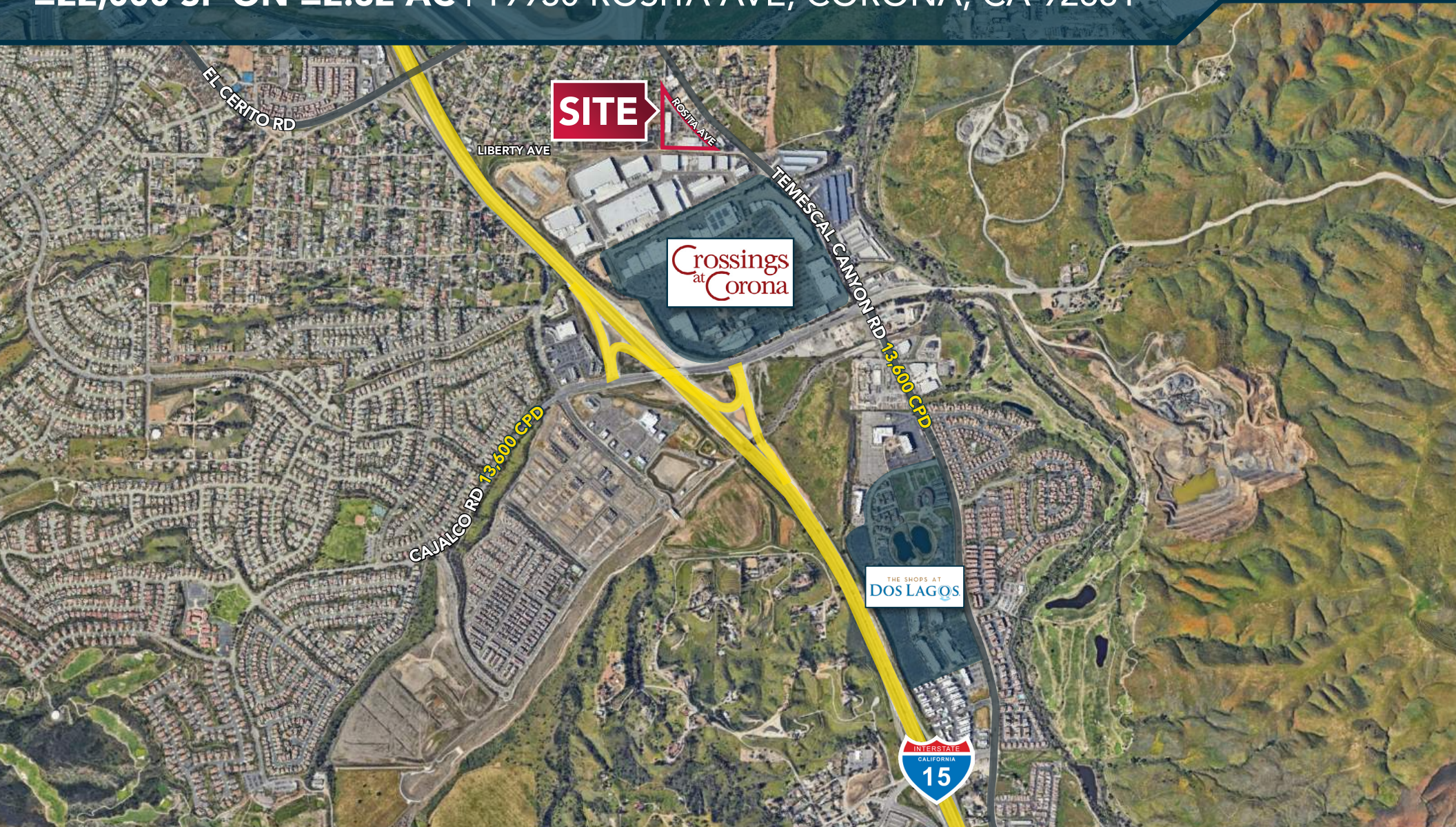


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