

1623 LEESON LANE

CORONA / CALIFORNIA 92879

FOR SALE
OR LEASE

62,669 SF
INDUSTRIAL BUILDING



Home	Site Plan	Features	Office Plans	Racking Plan	Photos	Truck Routes	Drive Times	Elevations	Maps
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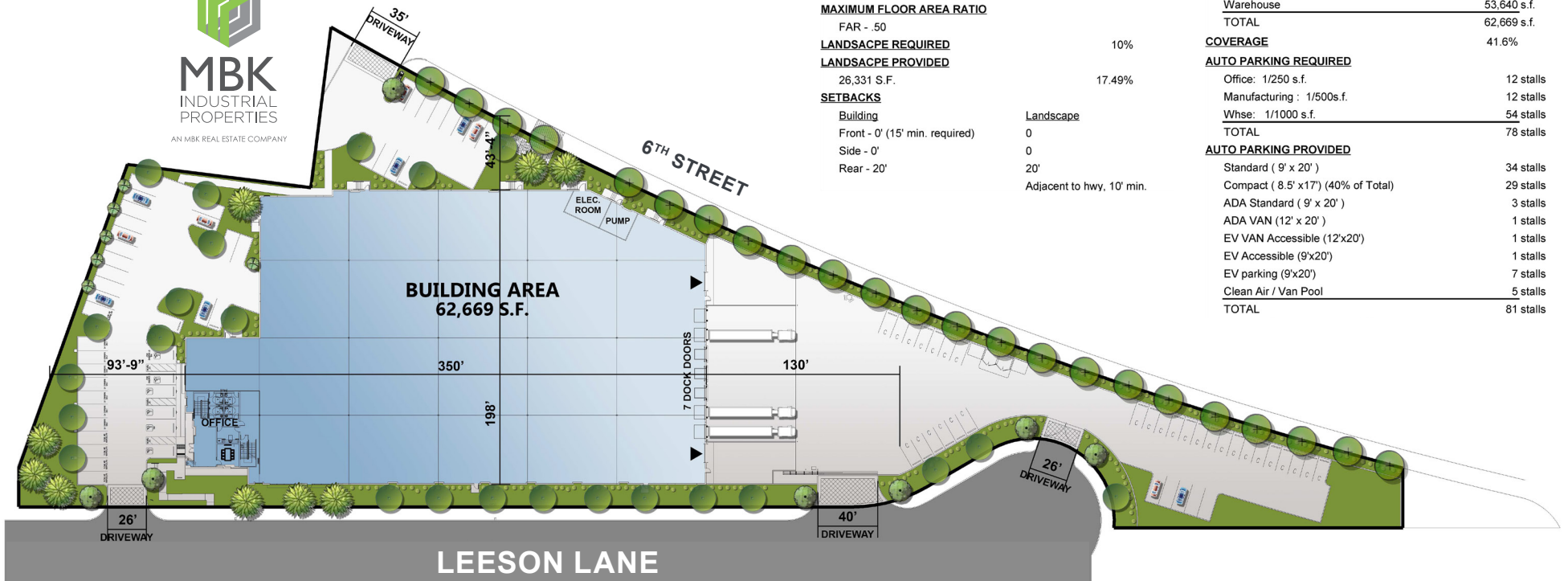
Developed By



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ZONING ORDINANCE FOR CITY

Zoning Designation:
 M-3 (General Industry)

MAXIMUM BUILDING HEIGHT ALLOWED

Height - 55'

FLOOR AREA RATIO

FAR - .44

MAXIMUM FLOOR AREA RATIO

FAR - .50

LANDSCAPE REQUIRED

10%

LANDSCAPE PROVIDED

26,331 S.F.

17.49%

SETBACKS

Building

Landscape

Front - 0' (15' min. required)

Side - 0'

Rear - 20'

20'

Adjacent to hwy, 10' min.

SITE AREA

In s.f. 150,483 s.f.
 In acres 3.45 ac

BUILDING AREA

Office - 1st floor 1,567 s.f.
 Office - 2nd floor 1,462 s.f.
 Manufacturing 6,000 s.f.
 Warehouse 53,640 s.f.
TOTAL 62,669 s.f.

COVERAGE

41.6%

AUTO PARKING REQUIRED

Office: 1/250 s.f. 12 stalls
 Manufacturing: 1/500s.f. 12 stalls
 Whse: 1/1000 s.f. 54 stalls
TOTAL 78 stalls

AUTO PARKING PROVIDED

Standard (9' x 20') 34 stalls
 Compact (8.5' x 17') (40% of Total) 29 stalls
 ADA Standard (9' x 20') 3 stalls
 ADA VAN (12' x 20') 1 stalls
 EV VAN Accessible (12'x20') 1 stalls
 EV Accessible (9'x20') 1 stalls
 EV parking (9'x20') 7 stalls
 Clean Air / Van Pool 5 stalls
TOTAL 81 stalls

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// PROPERTY FEATURES //



High Image
Distribution Facility



7 Dock High Doors (9'x10')
with three (3) 35k lbs
pit levelers installed



±3.45 Acres
of Land



±3,000 SF
Two-Story
Spec Office Space



2 Grade Level Doors
(12'x14')



Secured
175+ Truck Court



32' Minimum
Clear Height



800 Amps, 277/480 Volt
(Expandable to 1,200)
Tenant to verify



52' x 60' Typical
Bay Spacing



ESFR Sprinkler System
(K25 heads @ 45 psi)



Large Secured
Outside Storage Area



Excellent Freeway
Access - Interstate 15
& Highway 91

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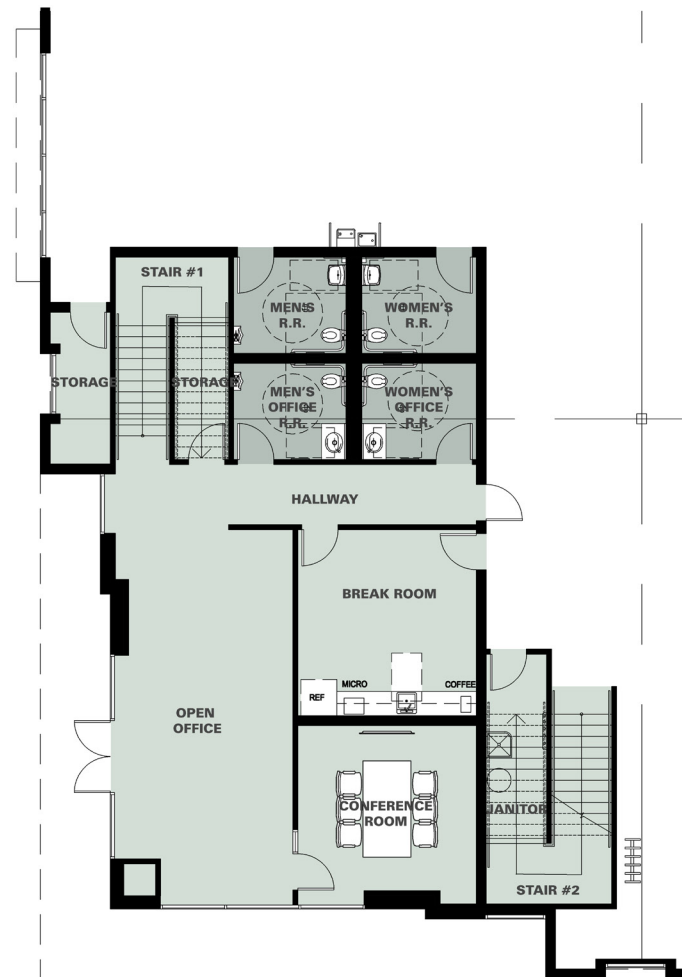
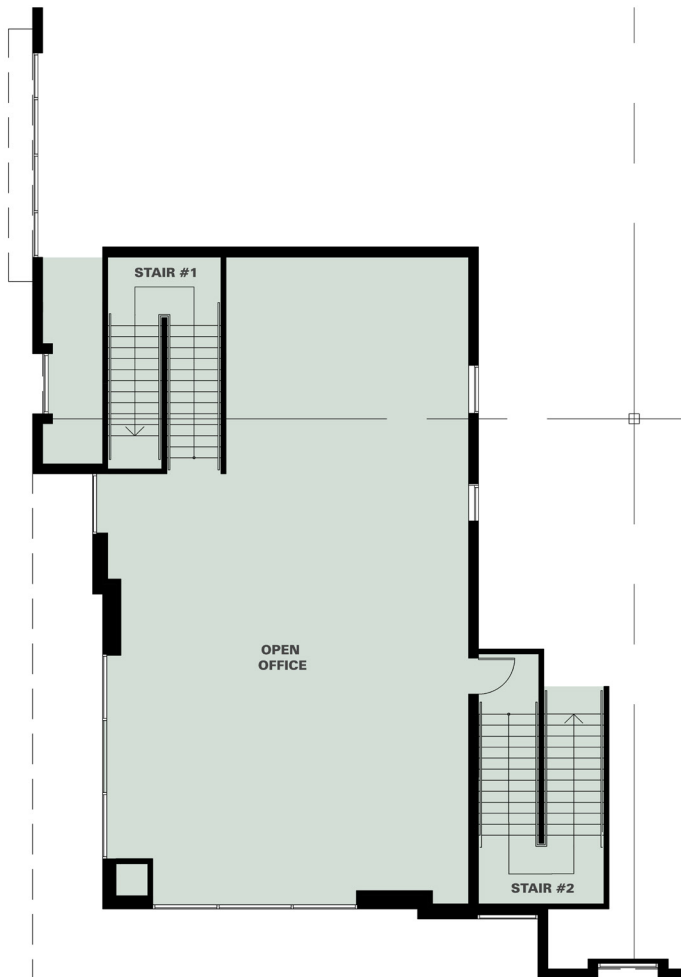
[Elevations](#)

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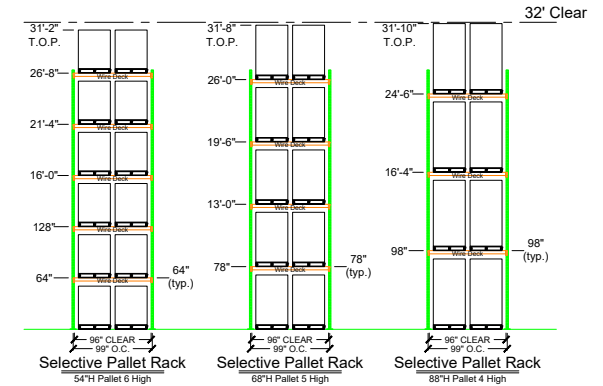
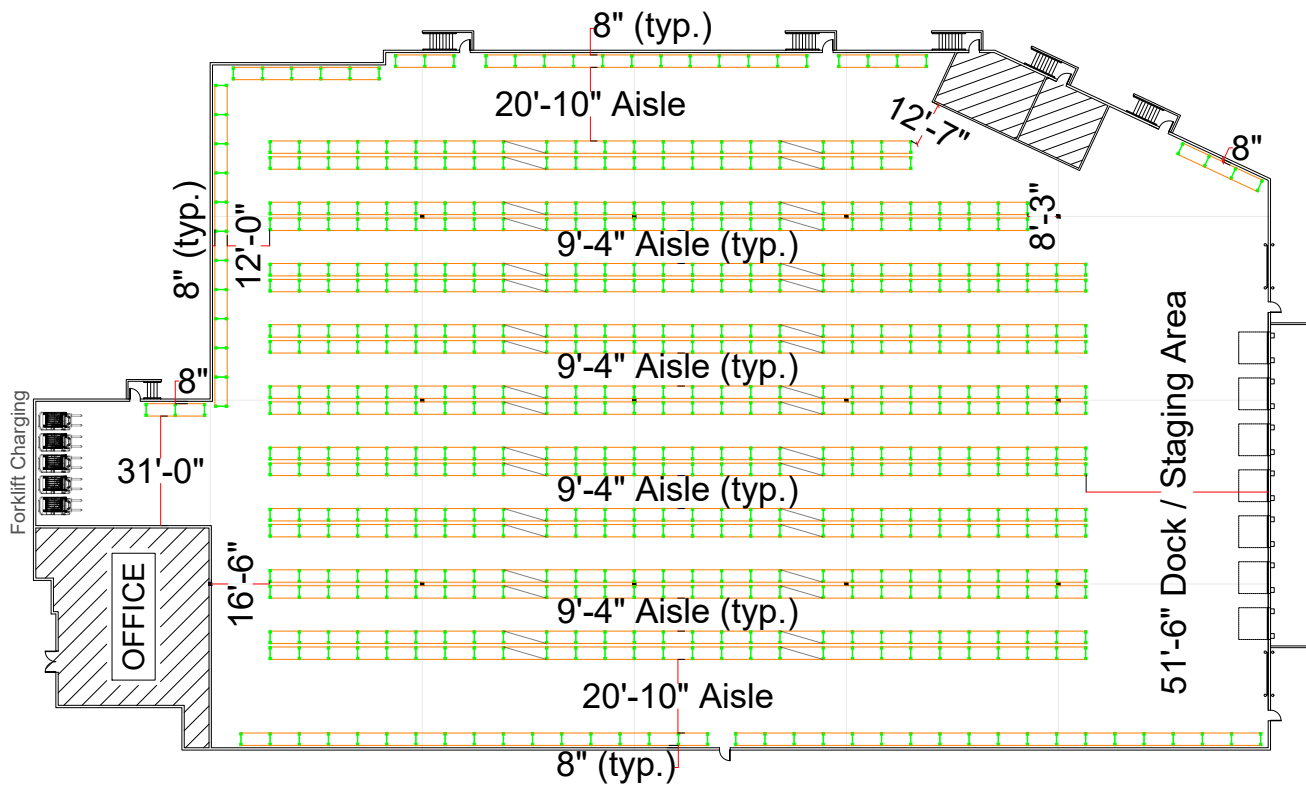


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32' CLEAR HEIGHT

Number of Bays	Pallet Height	Pallet Positions
541	54"	6,384
	68"	5,374
	88"	4,256

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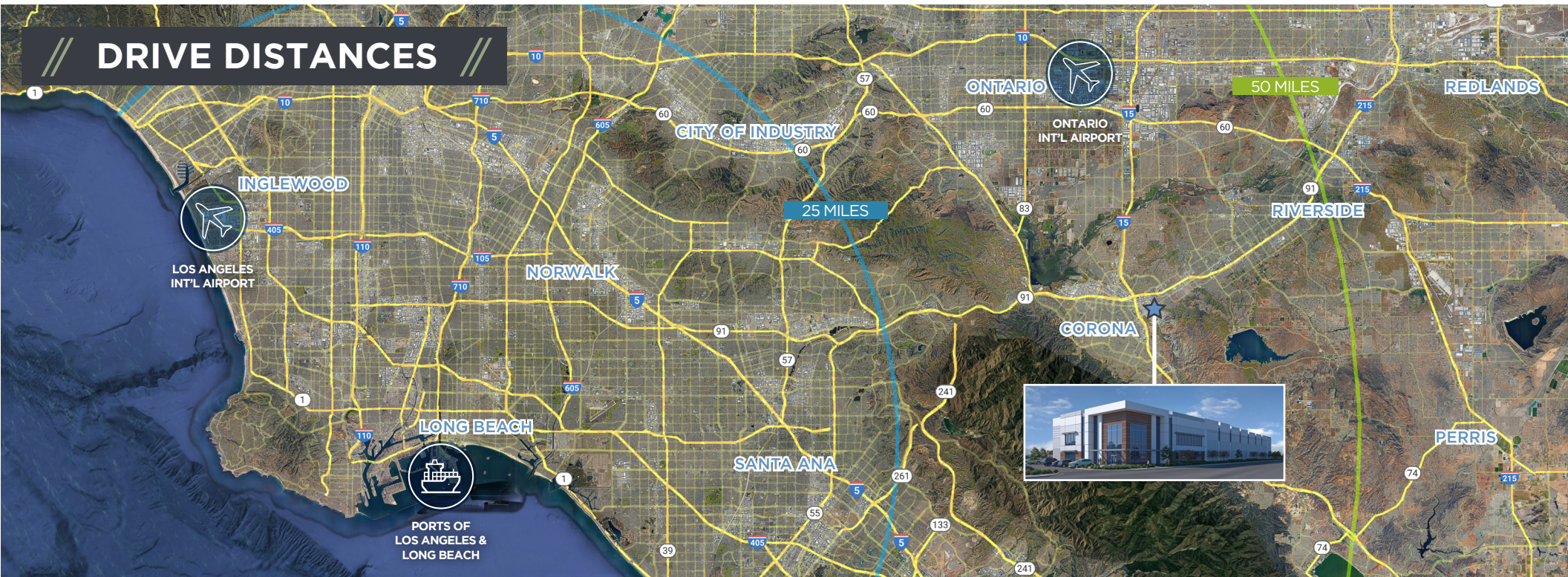


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DRIVE DISTANCES

0.8 MILES

TO INTERSTATE 15

1.7 MILES

TO HIGHWAY 91

18 MILES

TO ONTARIO INT'L AIRPORT

57 MILES

TO LOS ANGELES INT'L AIRPORT

50 MILES

TO PORT OF LONG BEACH

53 MILES

TO PORT OF LOS ANGELES

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