

2048 | 2nd street
NORCO . CA

FOR LEASE // ±10,264 SQUARE FEET



PROPERTY SUMMARY

Lee & Associates Newport Beach, Inc. is pleased to offer for lease 2048 2nd Street, Norco, CA. This freestanding 10,264 square foot industrial building is well located within the City of Norco, providing convenient access to major transportation routes serving the Inland Empire. The property offers functional industrial space suitable for a variety of uses and is positioned within an established commercial and industrial corridor.

EXCLUSIVELY LISTED BY:

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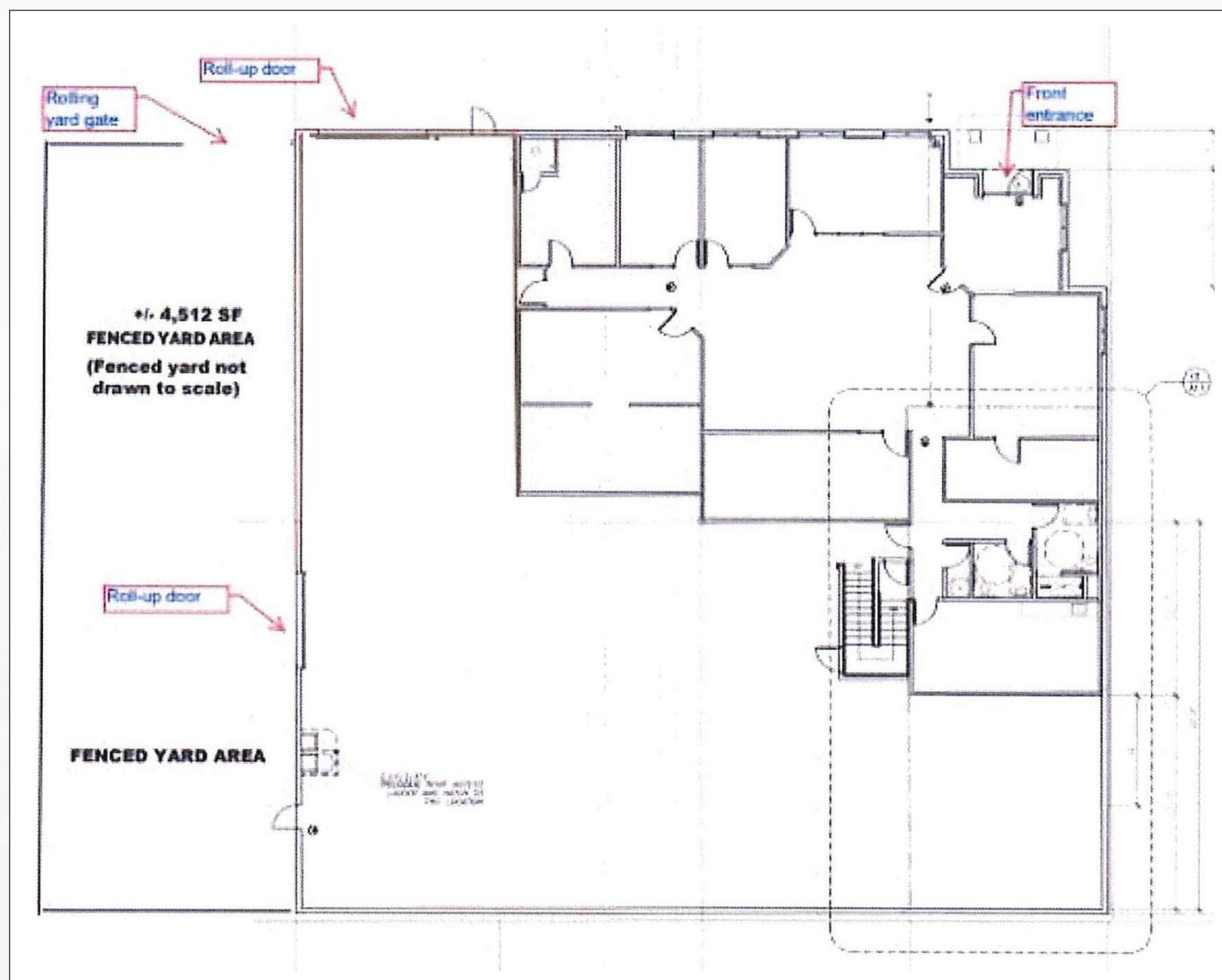
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- ±10,264 SF Industrial building positioned on .52 acres
- ±3,500 SF of office
- 19' warehouse clear height
- Sprinklered
- 800 amps (tenant to verify)
- 2 GL Loading doors
- Secured yard approx. 4,500 SF
- Available racking
- Air compressor and airlines throughout the warehouse



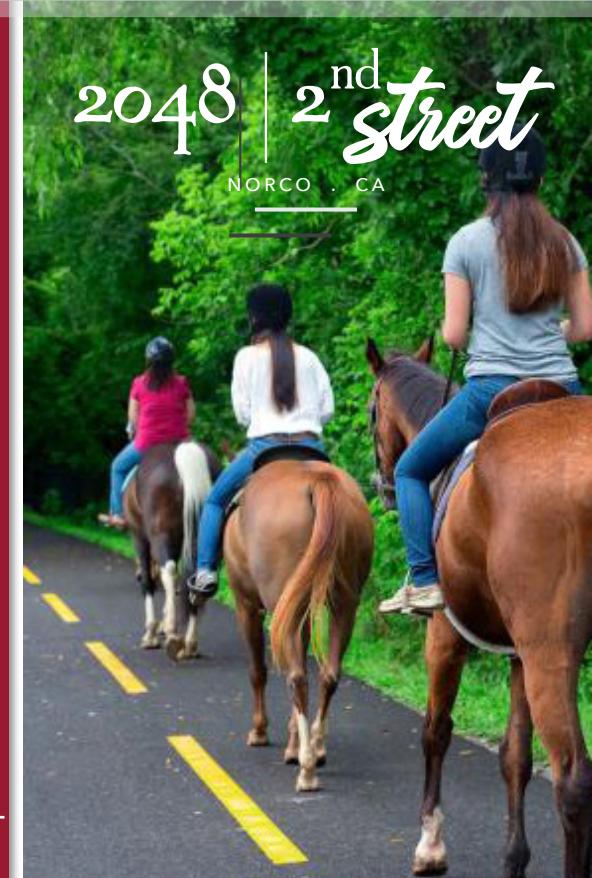


CITY OF NORCO, CA

Norco, California is a strategically located city within Riverside County, positioned in the core of the Inland Empire—one of Southern California's most active logistics and industrial regions. Situated along the Interstate 15 corridor with immediate access to State Route 91, Norco offers efficient connectivity to major employment centers, Ontario International Airport, and the Ports of Los Angeles and Long Beach.

The city benefits from close proximity to Corona and Eastvale, supporting strong demand from industrial, contractor, and service-oriented users. Norco's business-friendly zoning and limited competing development make it particularly attractive for users seeking functional space with fewer restrictions than neighboring markets.

With constrained land availability and a commitment to preserving its low-density character, Norco offers a supply-limited environment that supports long-term value retention. These fundamentals, combined with the Inland Empire's continued population and employment growth, position Norco as a compelling market for commercial real estate investment.



HIGHLIGHTS



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DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

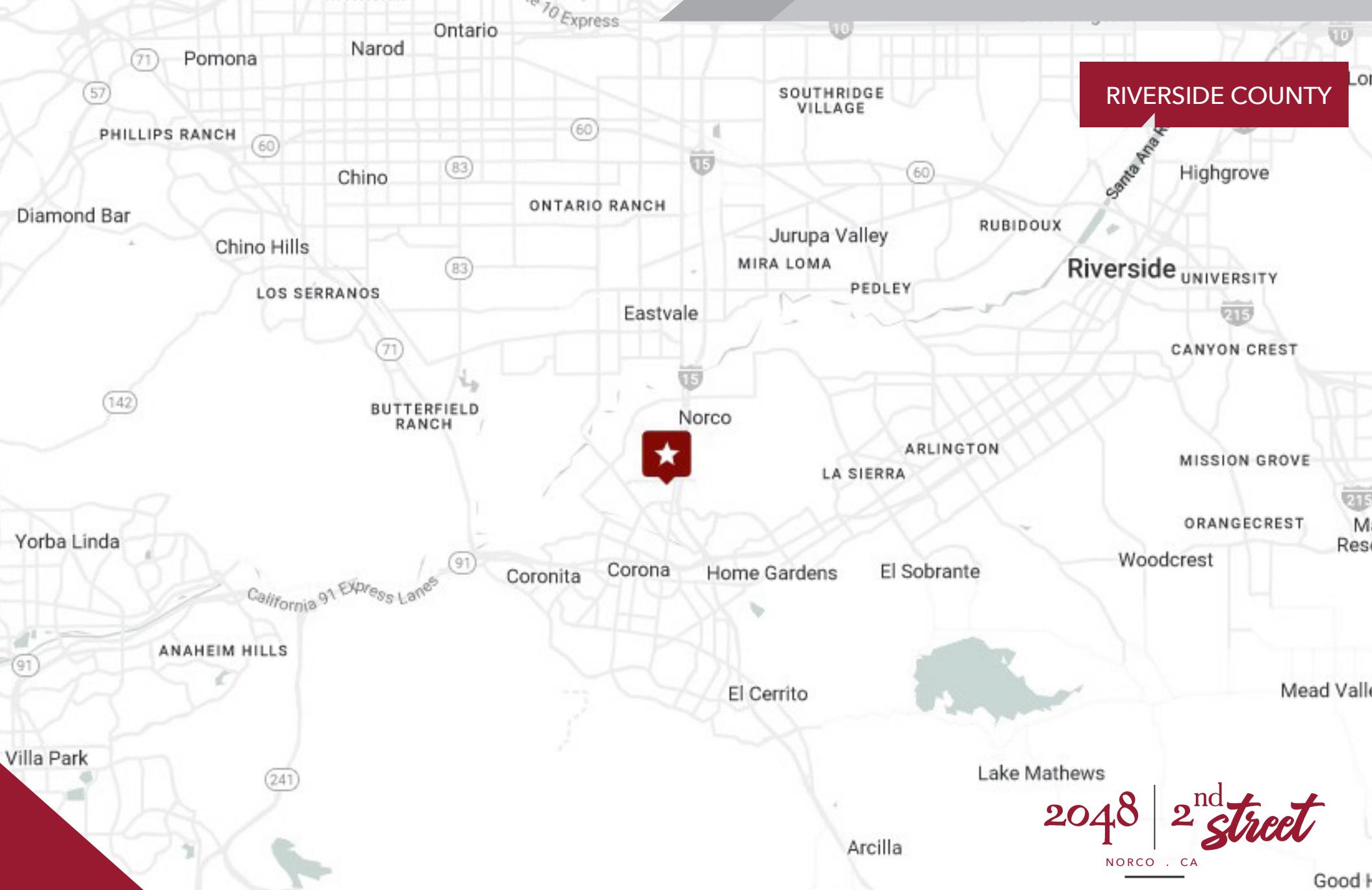
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