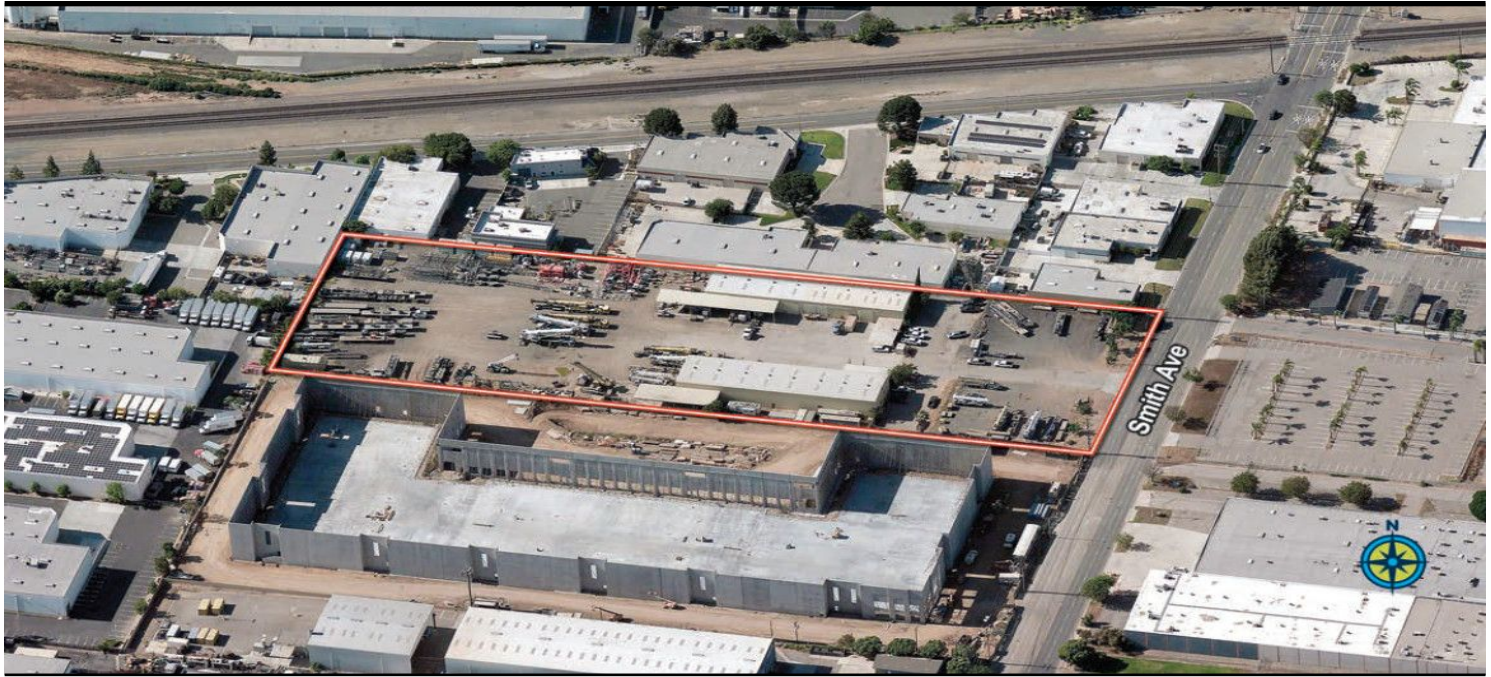


Available SF 20,000 SF

Industrial For Lease - Hold

Building Size 20,000 SF



Address: 260 N Smith Ave, Corona, CA 92880
Cross Streets: N Smith Ave/Maple Ave

Two (2) Free Standing, $\pm 10,000$ SF Metal Warehouse Buildings
Close to 15, 71, & 91 Freeways
M-2 Zoning I $\pm 1,200$ SF of Office
8 Oversized Ground Level Doors I 20' Clearance
3 Outside Covered Areas

Lease Rate/Mo:	TBD	Sprinklered:	No	Office SF / #:	1,200 SF
Lease Rate/SF:	TBD	Clear Height:	20'	Restrooms:	8
Lease Type:	NNN	GL Doors/Dim:	8	Office HVAC:	Heat & AC
Available SF:	20,000 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	20,000 SF	A: V: O: W:		Include In Available:	No
Prop Lot Size:	5 Ac / 217,800 SF	Construction Type:	STEEL	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1965	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	07/01/2025
Sale Price/SF:	NFS	Parking Spaces:	100 / Ratio: 5.0:1	Vacant:	Yes
Taxes:	\$186,212 / 2024	Rail Service:	No	To Show:	Call broker
Yard:	Yes	Specific Use:	Warehouse/Distribution	Market/Submarket:	IE East
Zoning:	M2			APN#:	118020010

Listing Company: Voit Real Estate Services

Agents: [Shy Assar 909-545-8091](#), [Ian Ozimec, CCIM 909-545-8001](#), [Braden Sprenger 714-833-9623](#), [Steve Sprenger 909-974-4078](#)

Listing Date: 05/08/2025

Notes: Call brokers for commission information. Co-listed with AIR CRE Member (Randy Lockhart). All utilities to be verified by Tenant.



