

# FULLY LEASED DIVISIBLE DISTRIBUTION/MANUFACTURING BUILDING

## EXECUTIVE SUMMARY

**Voit**

REAL ESTATE SERVICES

AN APPROXIMATE  
**47,870 SQ. FT.**  
INDUSTRIAL OFFERING

2395 Railroad Street  
Corona, CA



Execute Confidentiality  
Agreement & Download  
Offering Memorandum

# THE OFFERING

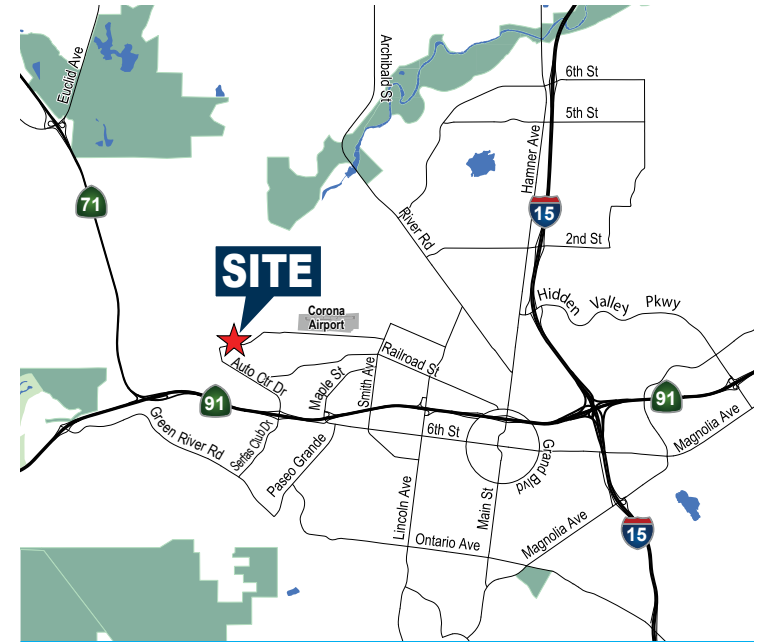
Voit Real Estate Services is pleased to offer for sale 2395 Railroad Street, Corona, CA, a freestanding 47,870 square foot single tenant distribution/manufacturing building situated on 2.30 acres of land area. The building is located in the highly desirable West Corona Submarket and serves as home to Northwest Converting Company, a leading manufacturer of quality mops and brooms.

Constructed in 1988, this concrete tilt-up building features 22' of minimum warehouse clearance (verify), a .33 GPM/3,000 sq. ft. fire sprinkler system, four (4) grade level doors, two (2) dock high loading positions, a large secured truck court and yard area.

The building is located immediately north of the Riverside (91) freeway and offer convenient access to the Interstate (15), Pomona (60) freeways, Highway (71), West Corona Metrolink and North Main Corona Metrolink. The property also offers easy access to the Ontario International Airport, John Wayne Airport, Long Beach Airport, Los Angeles International Airport and the ports of Long Beach and San Pedro.

## Investment Highlights

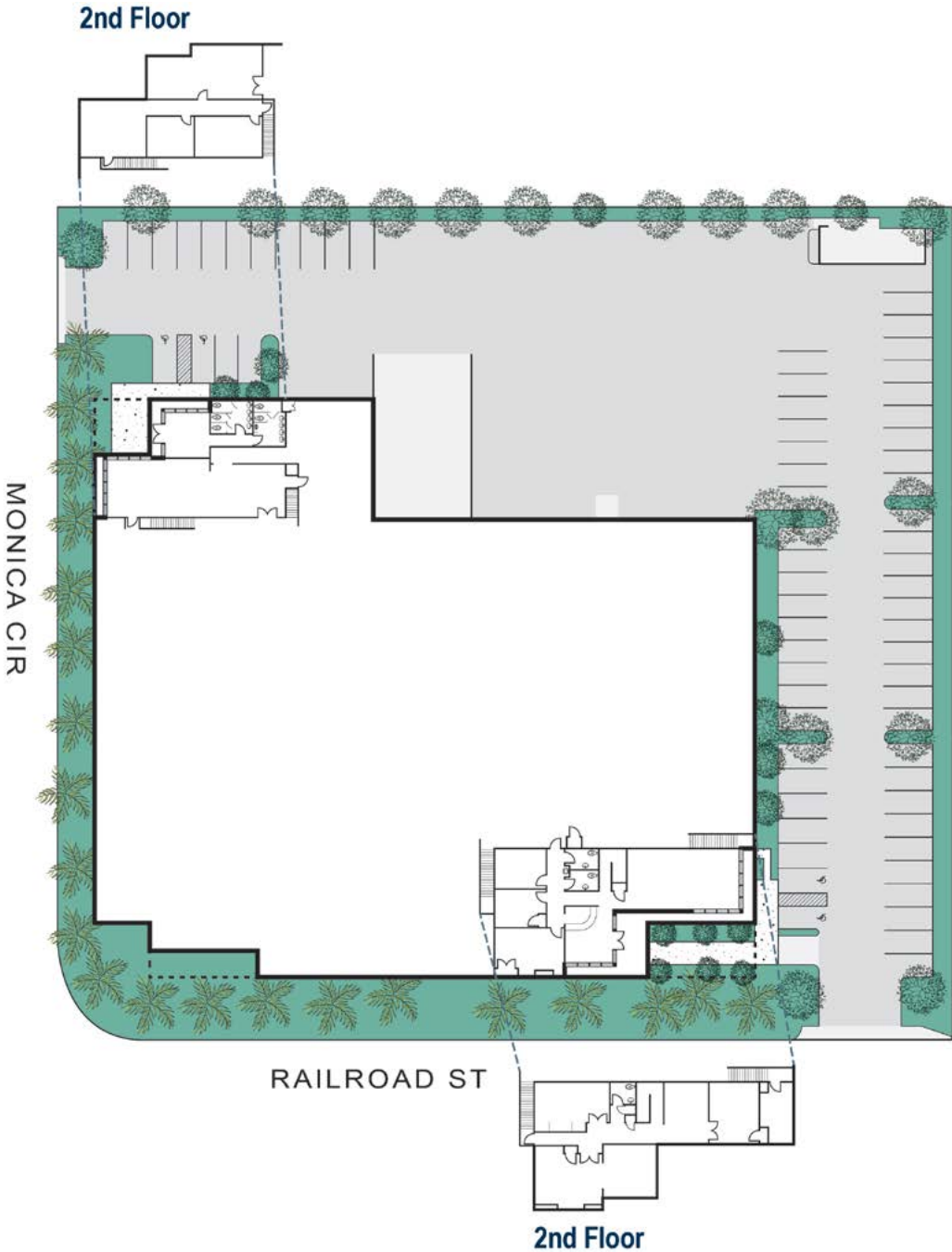
- Highly desirable West Corona Submarket with convenient access to the Riverside (91) and Interstate (15) Freeways.
- Prominent high visibility corner location on a major thoroughfare.
- Divisible building served by two separate entrances and existing office areas for each unit.
- Drive-around building with two driveway entrances.
- Short-term leaseback creates the opportunity to immediately capitalize on limited availability and rapidly appreciating lease rates.
- Historically strong submarket with a low vacancy rate of 0.58% and no existing direct competition.
- Mature marketplace with high barriers to entry and limited new development opportunities.



<b>TOTAL BUILDING SIZE</b>	47,870 Sq. Ft.
<b>LAND AREA</b>	2.30 Acres
<b>OFFICE AREA</b>	8,389 Sq. Ft.
<b>TENANT</b>	Northwest Converting Company
<b>LEASE TYPE</b>	AIR Standard Industrial / Commercial Single-Tenant Lease-Net
<b>NOI YEAR 1</b>	\$606,948
<b>NOI YEAR 2</b>	\$618,550
<b>ASKING PRICE</b>	Offered Unpriced

\*Based on current property taxes

# FLOOR & SITE PLAN



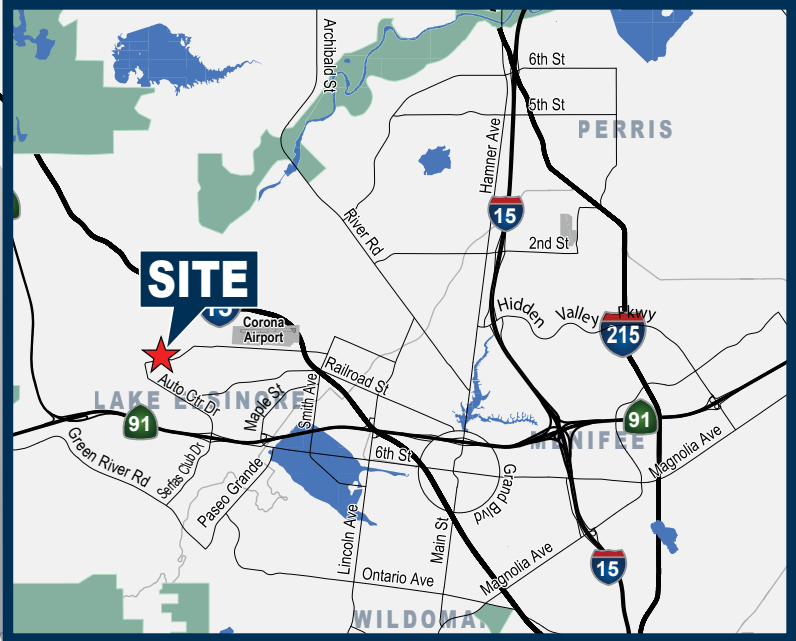
**Railroad St**

**Monica Cir**





**SITE**



**SITE**



## EXECUTIVE SUMMARY

# FULLY LEASED DIVISIBLE DISTRIBUTION/MANUFACTURING BUILDING



Exclusively  
Offered by:

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**Michael A. Hefner, SIOR**  
Executive Vice President  
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For More Information Please Visit:  
[www.2395Railroad.com](http://www.2395Railroad.com)

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