

FOR LEASE

A FREESTANDING INDUSTRIAL BUILDING
OF APPROXIMATELY 48,853 SQ. FT.



2395 RAILROAD STREET
CORONA, CALIFORNIA

EWL RAILROAD

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BUILDING INFORMATION

SITE DESCRIPTION

Year Built	1988
Building Zoned	M-2
Number of Buildings	1

BUILDING SIZE (SF)

Total Space	48,853 sf
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INDUSTRIAL

Total Industrial Space	44,300 sf
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OFFICE

Total Office Area	8,713 sf
Bonus Mezzanine Area	2,099 sf

TECHNICAL SPECIFICATION

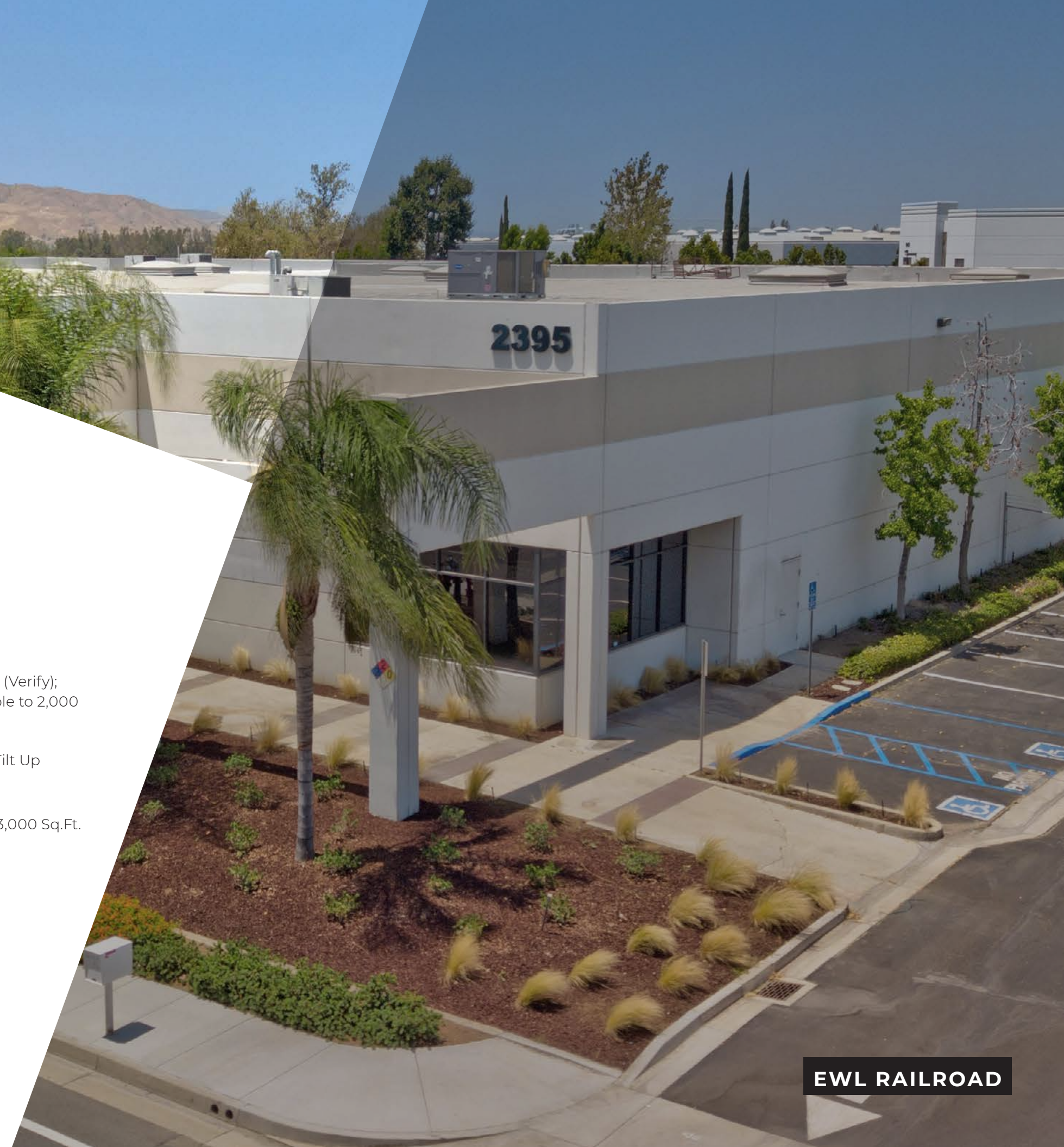
Ceiling Height	22' - 26'
Maximum Door Height	12'

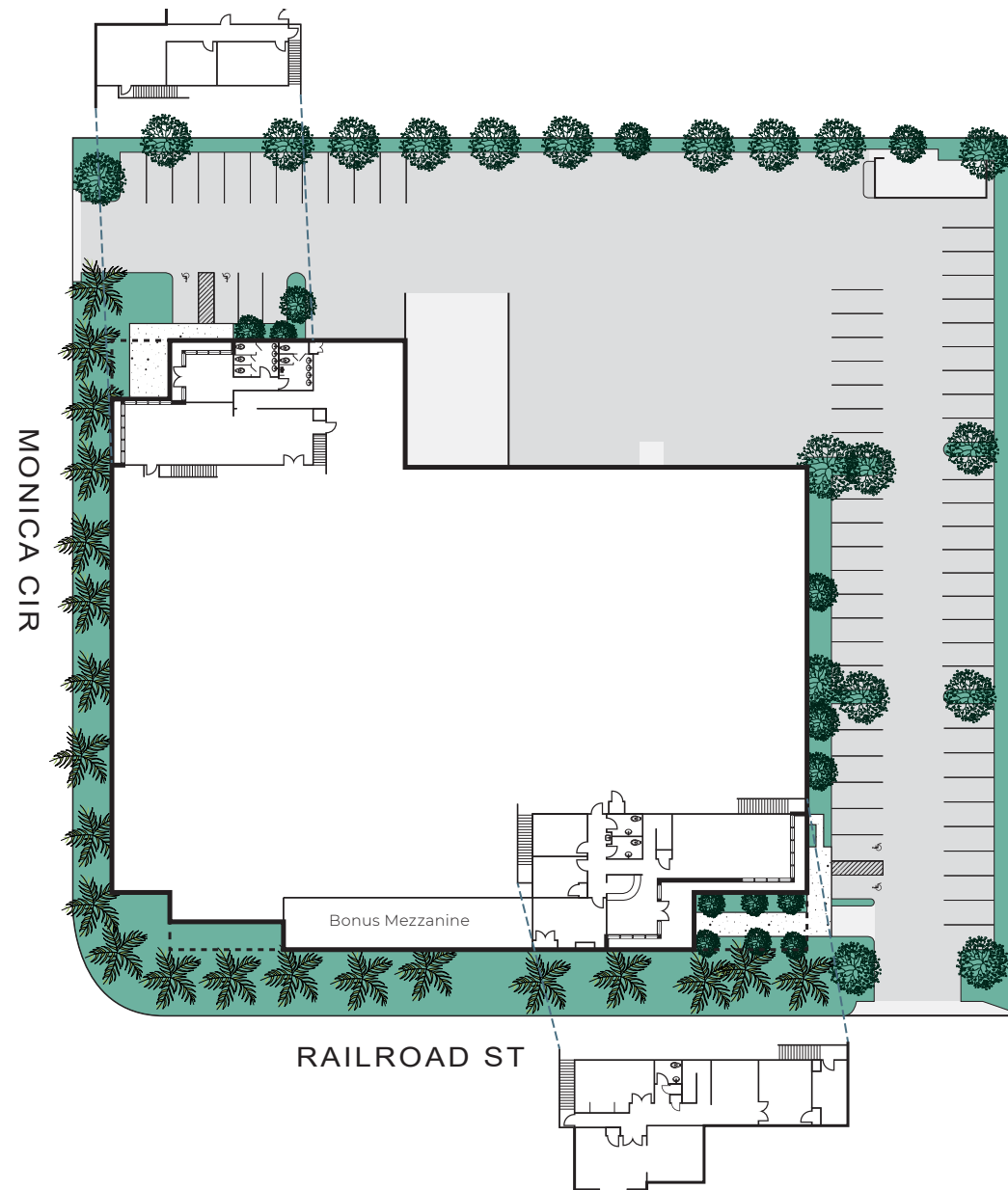
CONSTRUCTION

Available Electrical (Amps)	800 Amps (Verify); (Expandable to 2,000 Amps)
Volts	277/480
Exterior Finish	Concrete Tilt Up

SAFETY & PARKING

Sprinkler System	.33 GPM / 3,000 Sq.Ft.
Total Parking Stalls	105 Stalls





PROPERTY DESCRIPTION

BUILDING SIZE:	48,853 SQ FT
SITE AREA:	2.30 ACRES
CLEAR HEIGHT:	22'-26'
OFFICE:	±8,713 SF TOTAL ±4,711 SF (UNIT A) ±4,002 SF (UNIT B)
ELECTRICAL CAPACITY:	800 AMPS; 277/480 VOLTS (VERIFY)
CAR PARKING:	105 STALLS
COLUMN SPACING:	36' X 48'
LOADING:	TWO (2) DOCK HIGH DOORS FOUR (4) GROUND LEVEL DOORS
TRUCK COURT:	APPROXIMATELY 110'

BUILDING INFORMATION

CENTRALLY LOCATED NORTH OF THE RIVERSIDE (91) FREEWAY.

CONVENIENT ACCESS TO THE INTERSTATE (15) AND POMONA (60) FREEWAYS AND HIGHWAY (71).

ACCESS TO THE WEST CORONA METROLINK AND NORTH MAIN CORONA METROLINK.



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Exclusively Offered by:

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