

Investment Building Group

owner/developer

**50,400 sq. ft.
available in Corona**

- ☐ Freeway front identity
- ☐ 30 ft. warehouse clear height
- ☐ ESFR Fire Protection
- ☐ 6 to 8 dock high doors / gated yard



FEATURES:

ADDRESS:

1900 Compton Avenue

Corona, CA 92881

(RIV Thomas Guide - Pg. 773, G1)



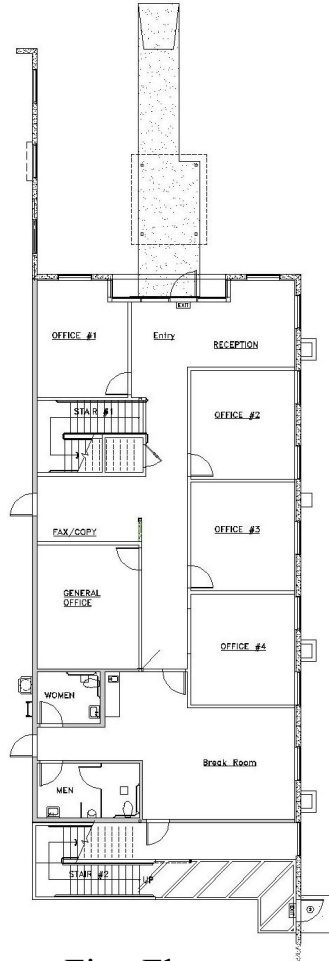
- ☐ 30' minimum warehouse truss height at first column
- ☐ 6 to 8 dock high doors and 1 ground level door
- ☐ Durable 4,000 psi 6" floor slab steel reinforced throughout
- ☐ Wide 50' x 56' bay spacing for flexible rack layout
- ☐ 600 amps of 480 volt 3 phase electric power, expandable
- ☐ ESFR warehouse sprinkler system for cost efficient high pile storage
- ☐ Energy efficient LED warehouse lighting
- ☐ Foil insulated warehouse ceiling, white painted walls
- ☐ 3% skylights/smoke hatches for excellent natural warehouse lighting
- ☐ Gated truck court with 70' apron
- ☐ Onsite parking for approximately 100 cars
- ☐ M4 industrial zoning

Close freeway access via the Magnolia or Ontario Avenue off-ramps of the Interstate 15 freeway

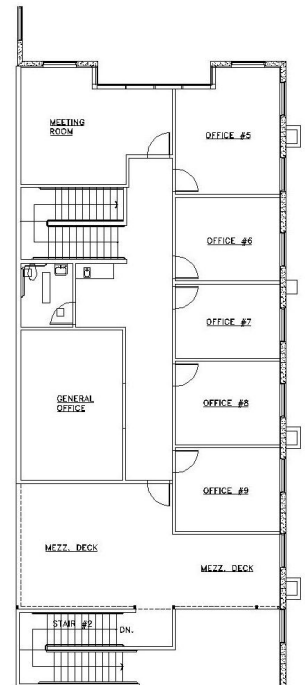
OFFICE SPACE:

The 4,370 sq. ft. of two story office space includes men and women restrooms, coffee bars, and an employee break room.

There is additional **bonus mezzanine** on the second floor for convenient +/-500 sq. ft. of office expansion.



First Floor



Second Floor

Investment Building Group

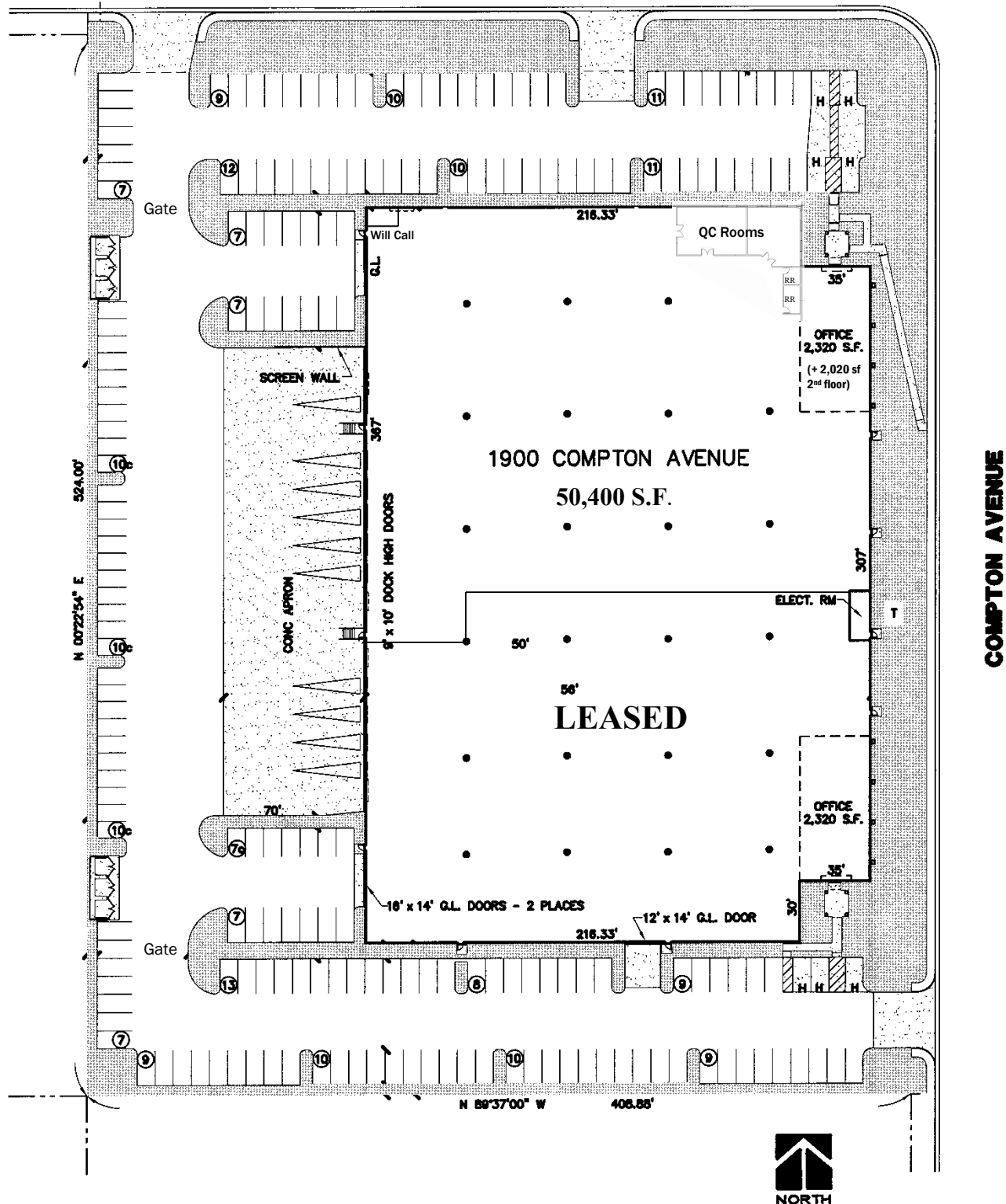
owner/developer

5100 Campus Drive, Suite 300

Newport Beach, California 92660

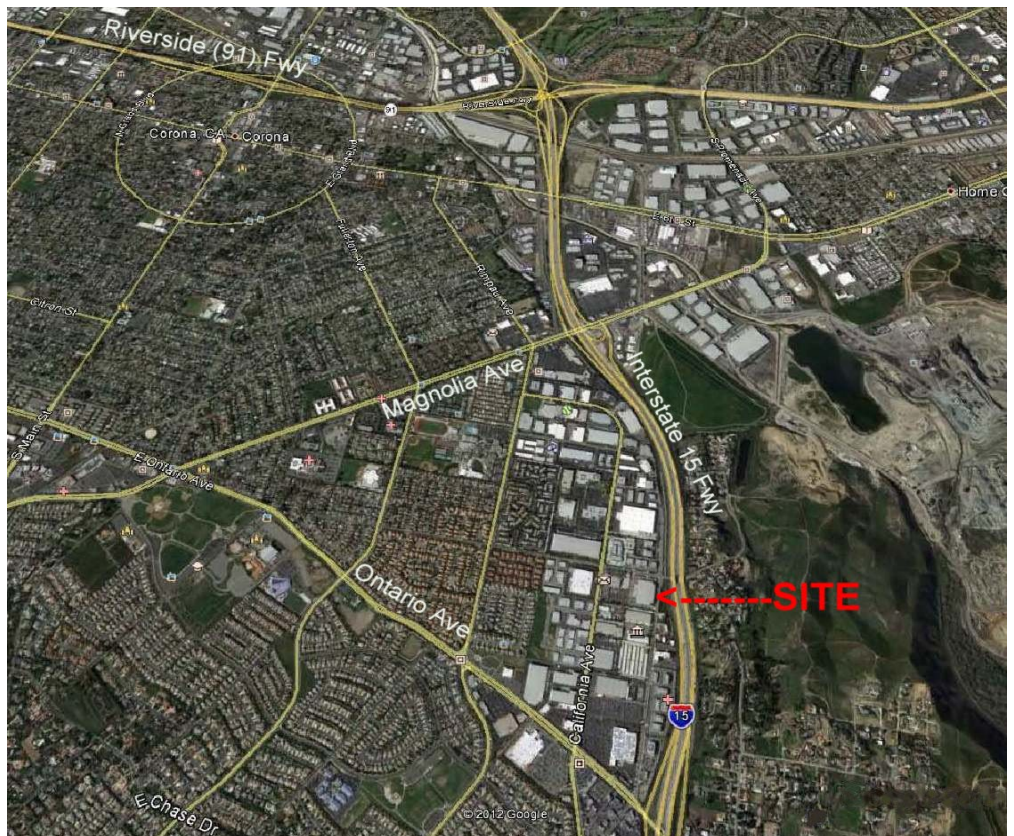
(949) 263-1111

OLD TEMESCAL ROAD





**1900 Compton Avenue
Corona, California 92881**



for information:
Investment Building Group
(949) 263-1111 www.ibg-usa.com
or your broker