

Investment Building Group

owner/developer

51,000 sq. ft.
available in Corona

- State of the art high image building
- Excellent freeway access
- Generous dock high loading
- ESFR warehouse fire system
- 30 feet of clearance



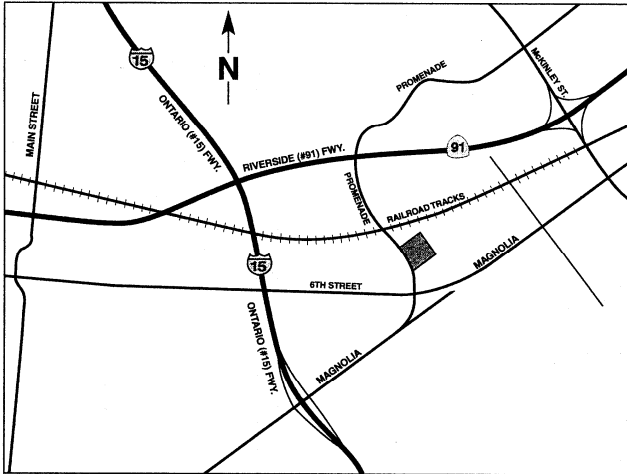
ADDRESS:

555 S. Promenade Avenue
 Corona, California 92879

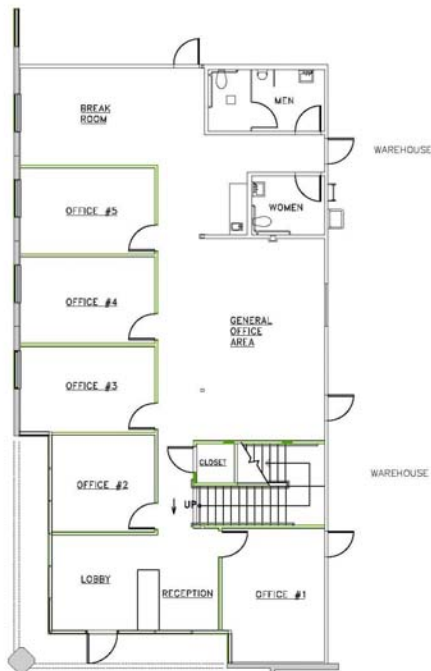
(Riverside Thomas Guide - Pg. 743, H5)

BUILDING FEATURES:

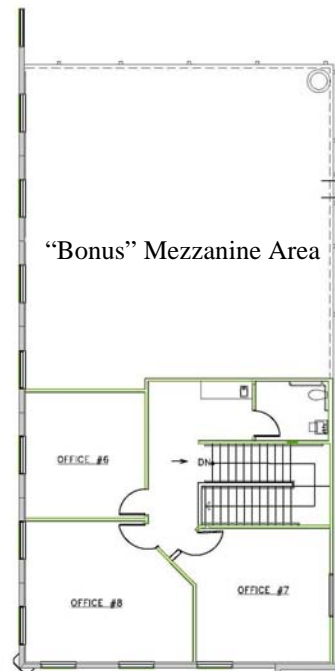
- M-1 industrial zoning
- Generous 50' x 56' typical column spacing
- 30' truss height clearance at first column for high pile storage (28' minimum truss height)
- 7 dock high loading doors with levelers, 2 grade level doors
- Durable 70' concrete trucking aprons
- State-of-the-art ESFR warehouse fire suppression system
- 3.0% skylights/smoke hatches for excellent natural warehouse lighting
- Highly efficient metal halide warehouse lighting
- Foil insulate roof for better temperature control
- 3,300 sq. ft. of partitioned office area
- Ceramic tiled men's, women's and warehouse restrooms
- 2009 property taxes of \$30,600 (.05/sf/mo)



FREEWAY CONVENIENT LOCATION - Less than 1/2 mile from the Riverside (91) and Ontario (15) freeway interchange, with quick access via the Magnolia Avenue or McKinley on/off ramps

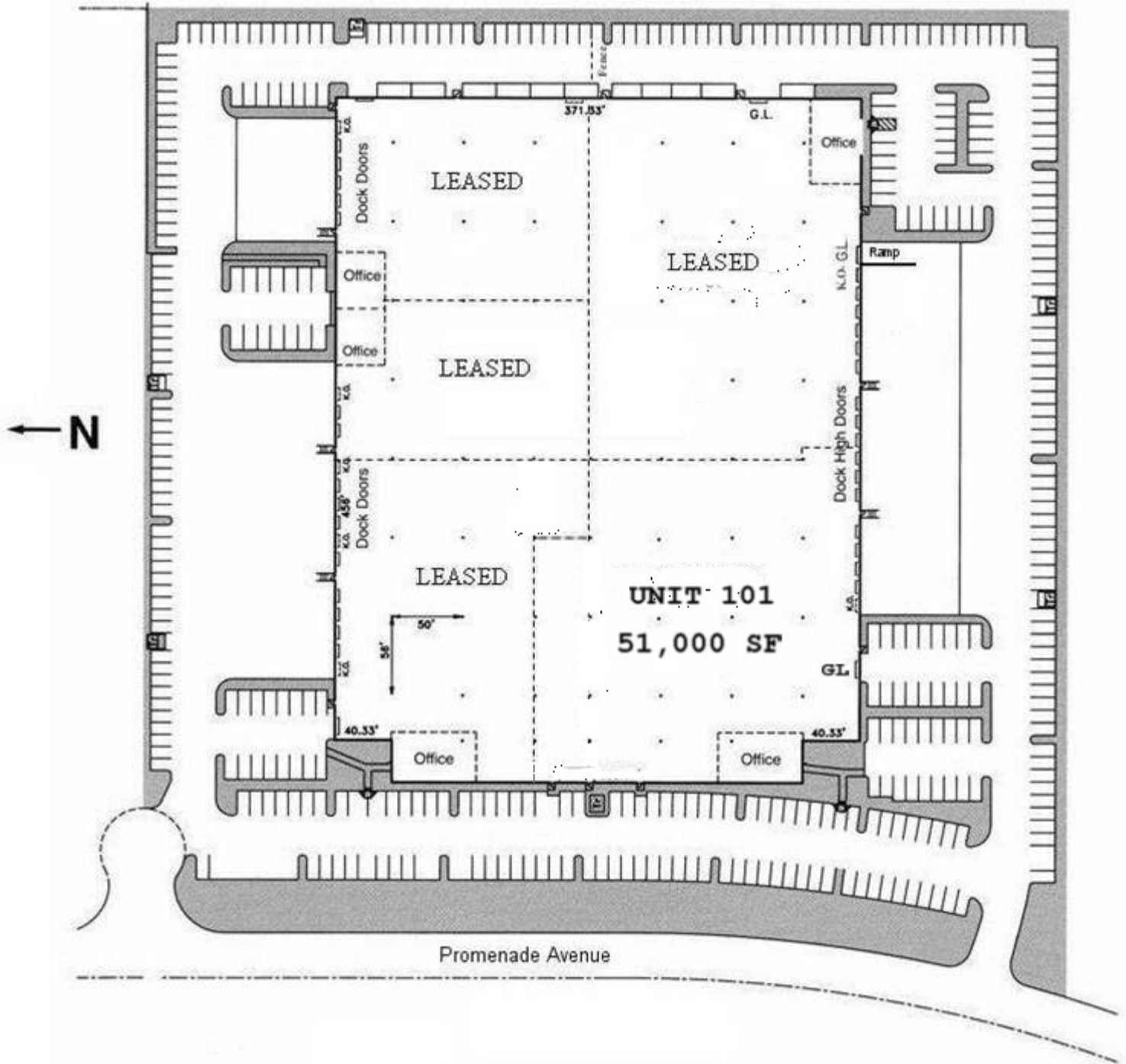


1st Floor Offices
 2,300 SF



2nd Floor Offices
 1,000 SF

555 South Promenade Avenue, Corona



Investment Building Group

owner/developer

4100 Newport Place, Suite 750

Newport Beach, California 92660

(949) 263-1111



**555 S. Promenade Avenue
Corona, California 92879**

for information:

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