

# Investment Building Group

owner/developer

48,500 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



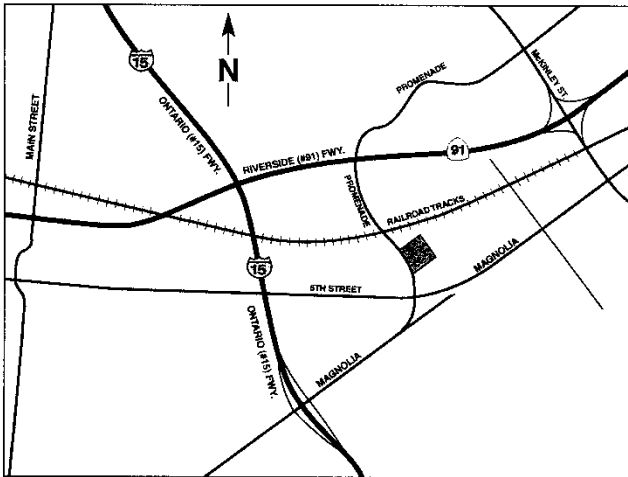
**ADDRESS:**

555 S. Promenade Avenue  
Corona, California 92879

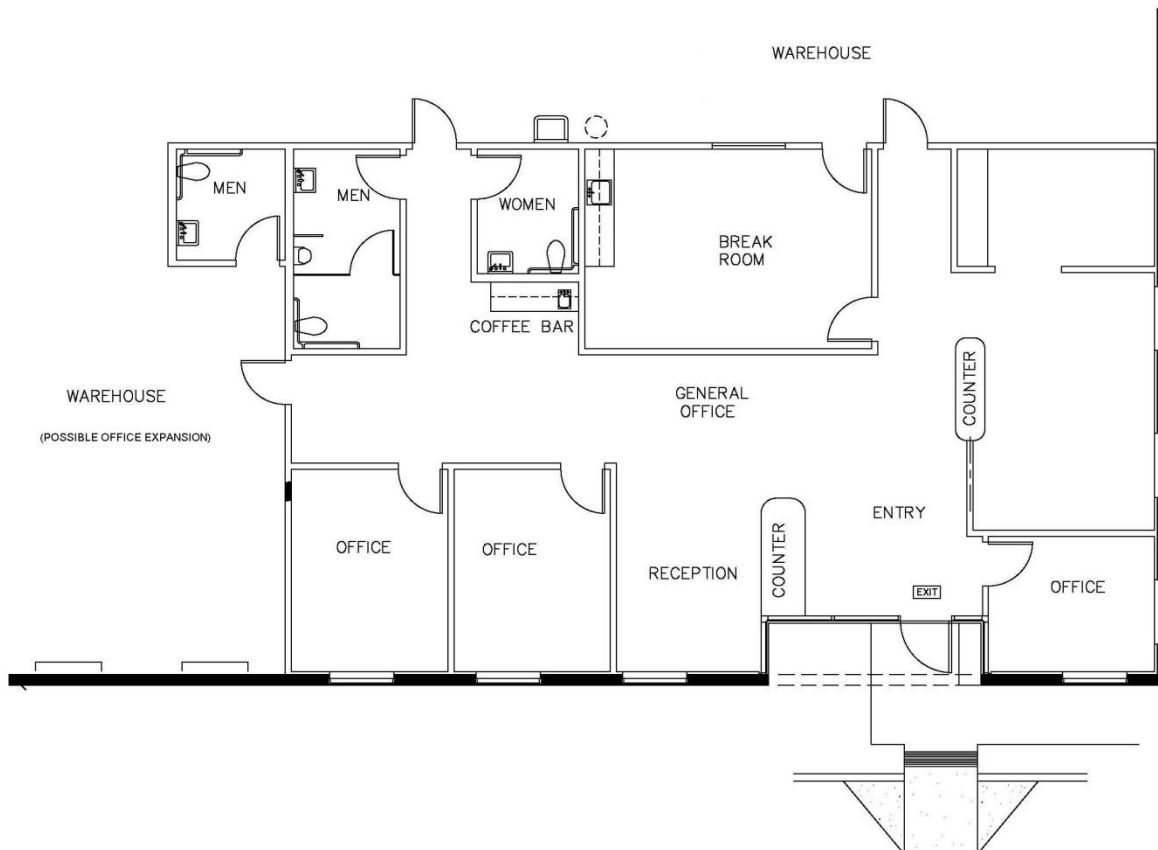
*(Riverside Thomas Guide - Pg. 743, H5)*

**BUILDING FEATURES:**

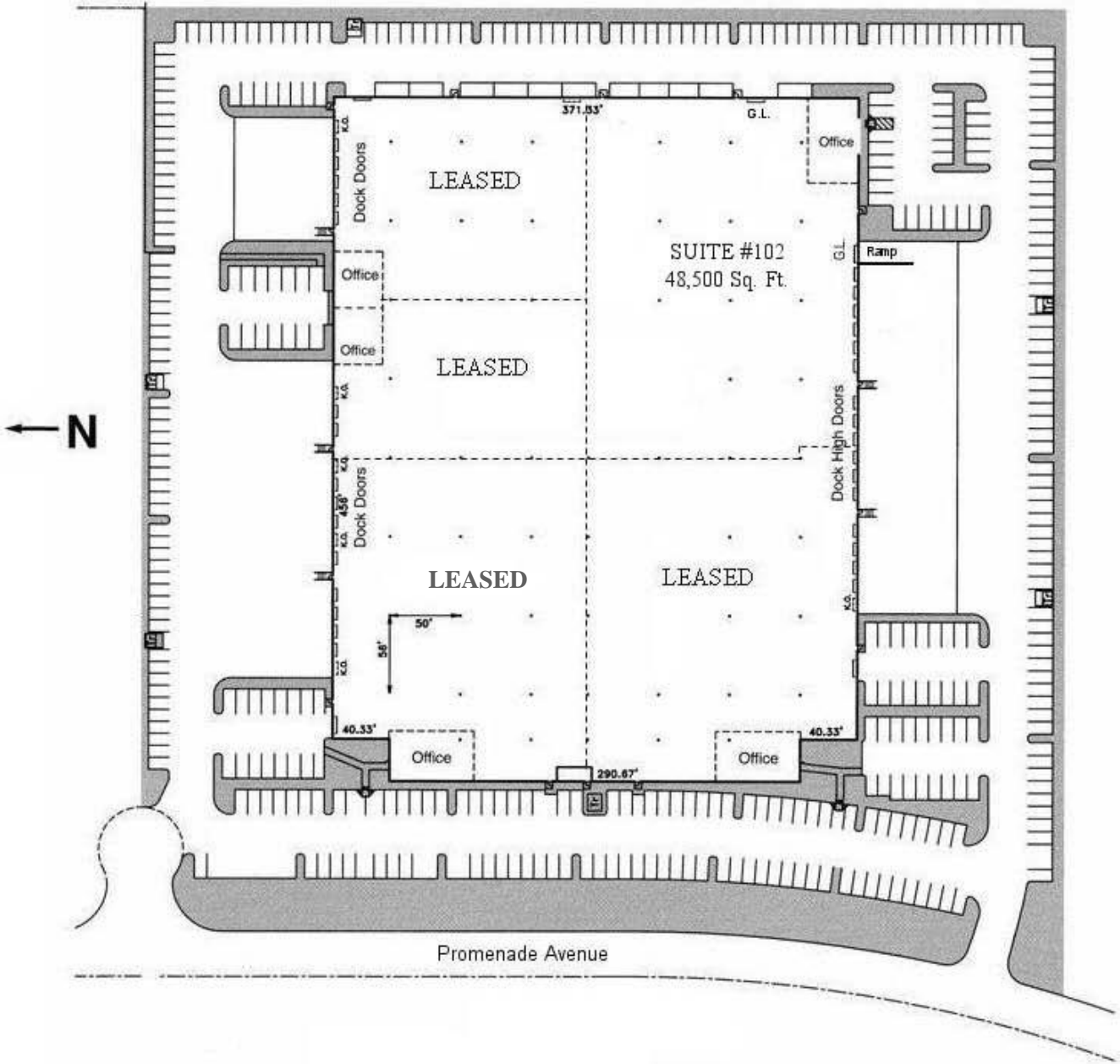
- M-1 industrial zoning
- Generous 50' x 56' typical column spacing
- 30' clearance at first column (28' minimum truss height)
- 8 dock high loading doors, 2 grade level doors
- Durable 70' concrete trucking aprons
- State-of-the-art ESFR warehouse fire suppression system
- 3.0% skylights/smoke hatches for better daylight and high-piled storage requirements
- 2,400 sq. ft. of finished office area
- Ceramic tiled men's and women's restrooms
- Highly efficient metal halide warehouse lighting
- Foil insulated roof



***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



555 South Promenade Avenue, Corona



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owner/developer  
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(949) 263-1111



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

*for information:*

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or your broker