

Investment Building Group

owner/developer

40,400 sq. ft.
available in Corona

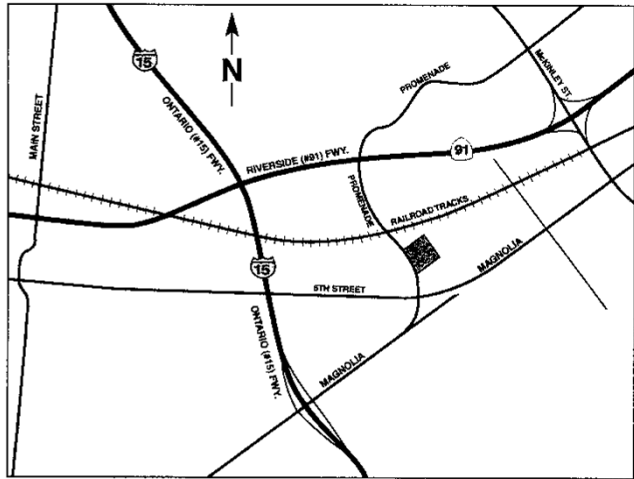
- State of the art high image building
- Excellent freeway access
- Generous dock high loading
- ESFR warehouse fire system
- 30 feet of clearance



ADDRESS:

555 S. Promenade Avenue
Corona, California 92879

(Riverside Thomas Guide - Pg. 743, H5)

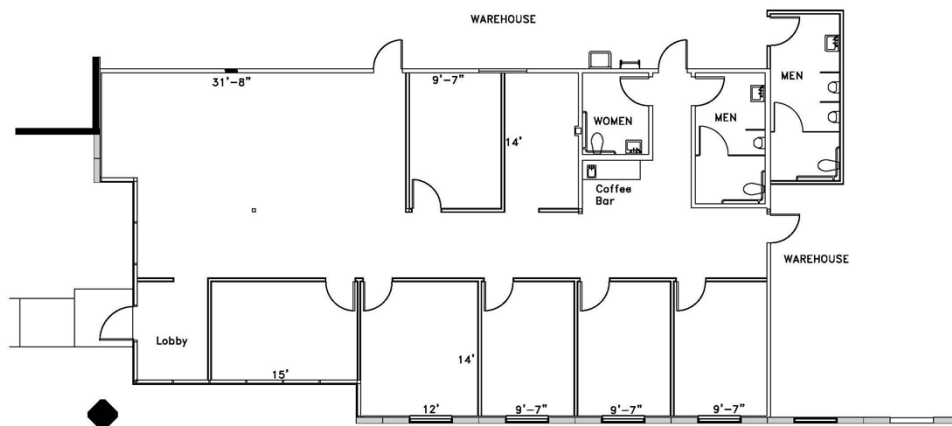


FREEWAY CONVENIENT LOCATION - Less than 1/2 mile from the Riverside (91) and Ontario (15) freeway interchange, with quick access via the Magnolia Avenue or McKinley on/offramps

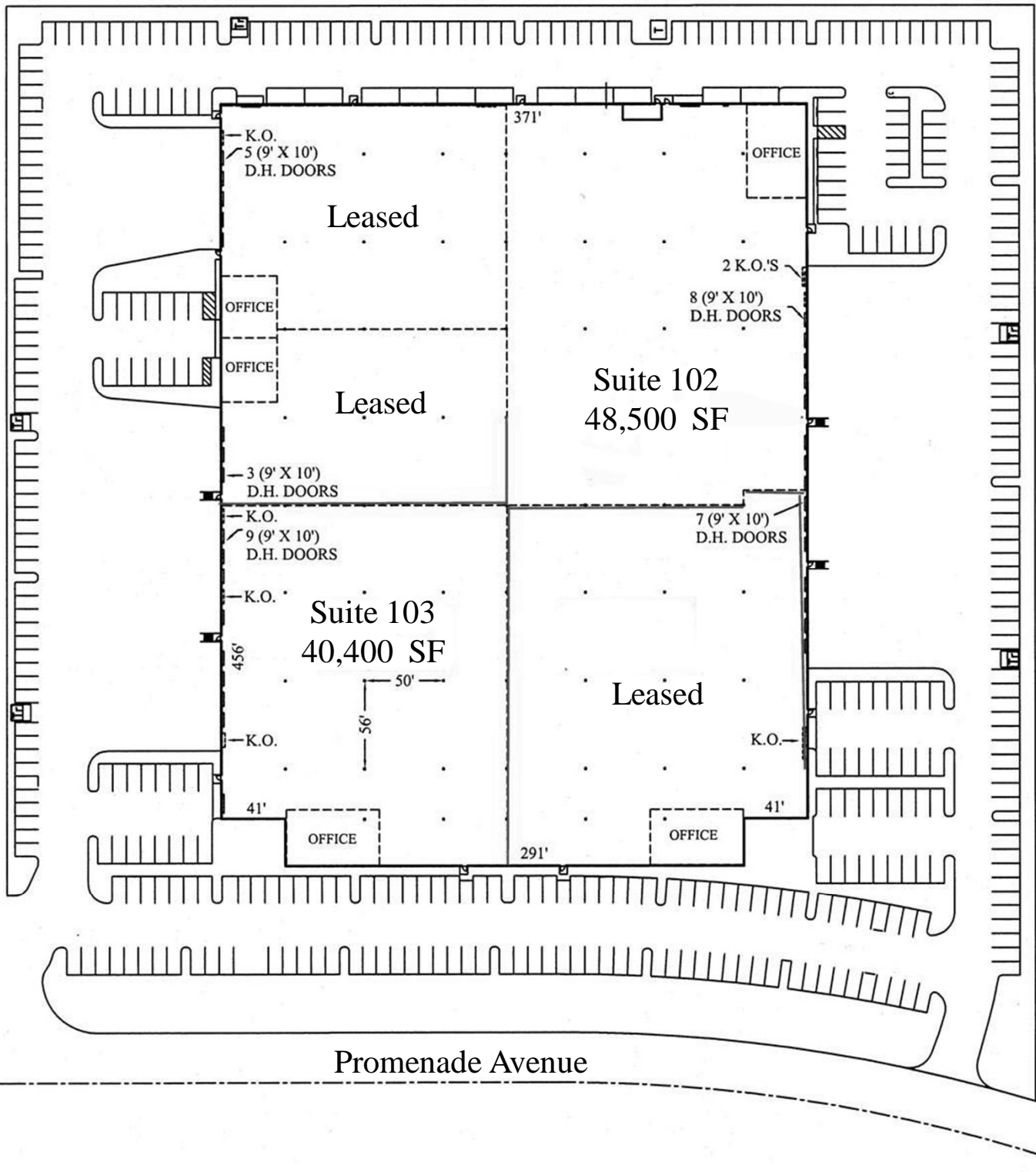
BUILDING FEATURES:

- M-1 industrial zoning
- Generous 50øx 56øtypical column spacing
- 30øtruss height clearance at first column for high pile storage (28øminimum truss height)
- 9 dock high loading doors with levelers, 1 grade level door
- 2,300 sq. ft. of partitioned offices with bonus mezzanine above for windowed office expansion
- Durable 70øconcrete trucking aprons
- State-of-the-art ESFR warehouse fire suppression system
- 3.0% skylights/smoke hatches for excellent natural warehouse lighting
- 600 amps of 277/480 volt power, expandable
- Highly efficient T-5 warehouse lighting
- Foil insulate roof for better temperature control
- Partitioned office areas with tiled menø, womenø and warehouse restrooms
- 2011property taxes of \$.052/sf/month

Suite 103 Offices



555 South Promenade Avenue, Corona



Investment Building Group

owner/developer

5100 Campus Drive, Suite 300

Newport Beach, California 92660

(949) 263-1111



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

for information:

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or your broker