Kidder Mathews
COMMERCIAL REAL ESTATE SOLUTIONS

DAUM
COMMERCIAL REAL ESTATE SERVICES

OFFERING MEMORANDUM

FOR SALE

OWNER USER / INVESTMENT OPPORTUNITY

1141 CALIFORNIA AVENUE

CORONA · CALIFORNIA 92881



±49,861	±2.52	24'	6 + 4	1,600A	M4
SQUARE FEET	ACRES	CLEAR HEIGHT	DOCK HIGH + GL	480V POWER	ZONING

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THE OFFERING

Kidder Mathews and DAUM Commercial are pleased to present **1141 California Avenue**, a freestanding **±49,861 SF concrete tilt up industrial building** on **±2.52 acres** in the City of Corona. The building offers **24' clear height**, **six dock high and four grade level doors**, **1,600 amps of 480V power**, a fully fire sprinklered warehouse and a **secured, fenced and paved yard**, positioned for an owner user or investor.

> **A FREESTANDING CORONA BUILDING WITH HEAVY POWER, 24' CLEAR AND A SECURED YARD.**

APN	107-160-054	COUNTY	Riverside
BUILDING	±49,861 SF	LAND	±2.52 AC
YEAR BUILT	1989	ZONING	M4



OVERHEAD · BUILDING OUTLINE

PROPERTY HIGHLIGHTS

24'
CLEAR HEIGHT
Warehouse clearance

6
DOCK HIGH DOORS
Rear loading

4
GRADE LEVEL DOORS
Rear and both sides

1,600A
480V POWER
Heavy power for production

0.50
FIRE SPRINKLERED
GPM/SF over 2,000 SF

Secured
FENCED YARD
Fenced and paved

2.52
ACRES
±109,771 SF of land

M4
INDUSTRIAL PARK
City of Corona zoning



WAREHOUSE · 24' CLEAR



OFFICE

02 · SPECIFICATIONS

BUILDING SPECS

ADDRESS	1141 California Ave, Corona, CA 92881
BUILDING SIZE	±49,861 SF
WAREHOUSE / OFFICE	±47,692 SF / ±2,169 SF
LAND	±2.52 AC (±109,771 SF)
CONSTRUCTION · YEAR	Concrete Tilt Up · 1989
CLEAR HEIGHT	24'
LOADING	6 Dock High · 4 Grade Level
POWER	1,600 Amps · 480V
FIRE SPRINKLERS	0.50 GPM/SF over 2,000 SF
YARD	Secured · Fenced · Paved
ZONING · APN	M4 · 107-160-054

SPACE ALLOCATION

WAREHOUSE ±95.7%

OFFICE ±4.3%

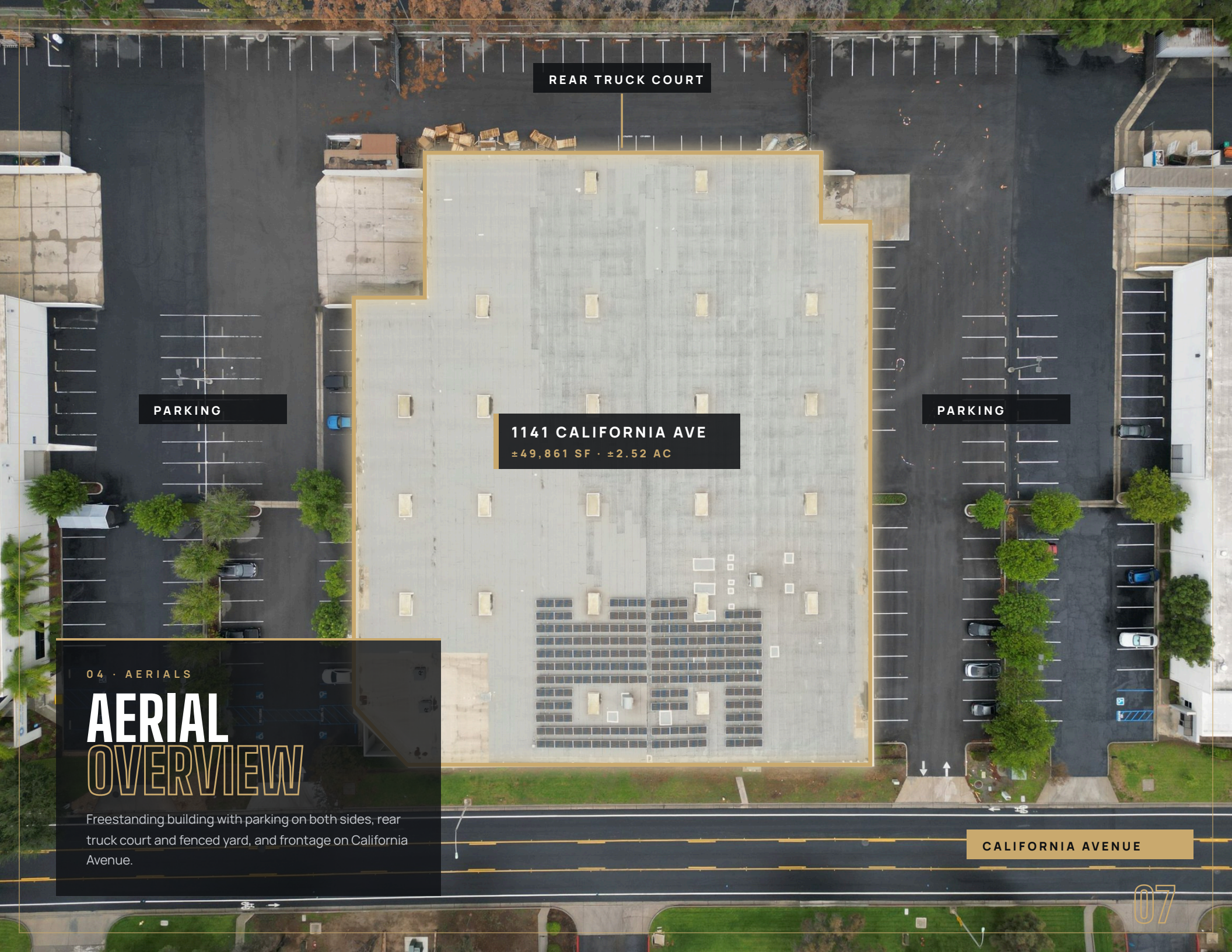
SITE PLAN



- Building
- Office ±2,169 SF
- Fenced Yard
- Loading Door
- Paved Parking
- Landscape

6 DOCK HIGH	**4** GRADE LEVEL
24' CLEAR	**2.52** ACRES

Site plan not to scale. For illustration only. Buyer to verify all dimensions and improvements.



04 · AERIALS

AERIAL OVERVIEW

Freestanding building with parking on both sides, rear truck court and fenced yard, and frontage on California Avenue.

REAR LOADING

Rear truck court with dock high and grade level loading, a fenced yard and drive aisles on both sides of the building.

±49,861 SF BUILDING

REAR LOADING DOORS

TRUCK COURT


STREET FRONTAGE


FRONT ENTRY

INTERIOR PHOTOS



WAREHOUSE · 24' CLEAR



WAREHOUSE



OFFICE



OFFICE STAIR

EXTERIOR PHOTOS



FRONT ELEVATION


ENTRY & PARKING


DOCK HIGH LOADING


REAR ELEVATION


GRADE LEVEL ACCESS



05 · LOCATION

REGIONAL ACCESS

DISTANCE FROM SITE (APPROX. STRAIGHT LINE)

Riverside	12 MI
Ontario International Airport	14 MI
Pomona	17 MI
Irvine	19 MI
Anaheim	20 MI
John Wayne Airport	21 MI
San Bernardino	24 MI
Ports of Los Angeles / Long Beach	39 MI
Downtown Los Angeles	41 MI

±192,982
I-15 TRAFFIC COUNT
Vehicles per day

±26,144
RIMPAU AVE
Vehicles per day

SUBMARKET: CORONA / EASTVALE · RIVERSIDE COUNTY

MAP NOT TO SCALE

M4 INDUSTRIAL PARK

The City of Corona's M4 zone is designed for users engaged in **research, development, production and distribution**, together with their related offices. Per City code, **all permitted M4 uses must be conducted completely within an enclosed building.**



PERMITTED

- Warehouse and distribution
- Manufacturing, assembly and fabrication
- Food processing and packaging
- Electronics and furniture manufacturing
- Machine shops (indoor operations)
- Pharmaceutical and cosmetics mfg.
- Research, development and testing labs
- Parcel delivery and packaging
- General offices and showrooms
- Commercial kitchen, craft brewery

CUP / MINOR CUP

- Acids or fiberglass manufacturing
- Metal plating and powder coating
- Restaurants (Minor CUP)
- On site retail of goods made there
- RV storage, indoor and outdoor
- Commercial recreation
- High water demand uses

NOT PERMITTED

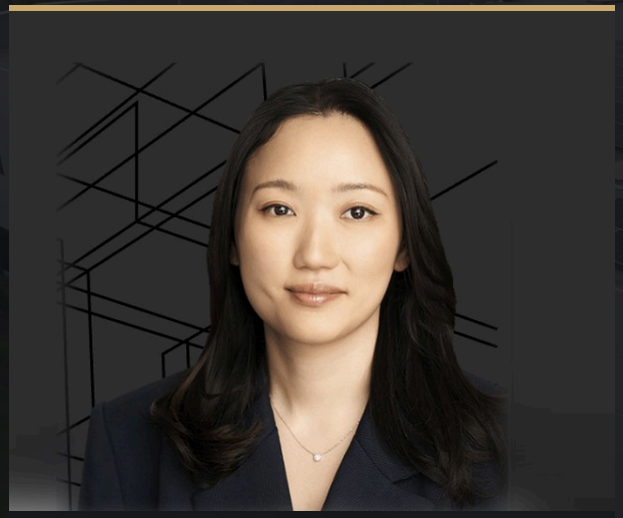
- Truck terminals and truck wash
- Outdoor contractor storage yards
- Auto and truck repair
- Building materials and lumber yards
- Equipment rental and repair
- Metal stamping and die casting
- Welding as a primary use
- Fuel dispensing

Source: City of Corona Municipal Code §17.44.010 and §17.44.030, Table 1. Selected uses shown. Buyer to verify any intended use with the City of Corona.

EXCLUSIVELY OFFERED BY

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SCAN FOR VCARD

SCAN ME

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