

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



ADDRESS:

1900 Compton Avenue
Corona, CA 92881

(RIV Thomas Guide - Pg. 773, G1)



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

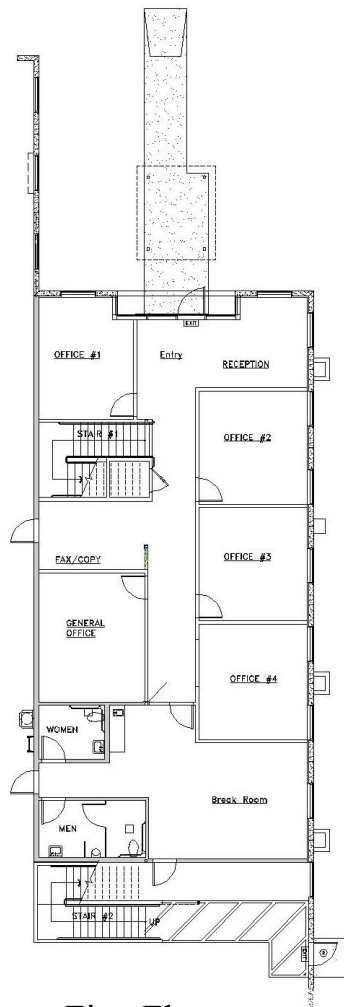
FEATURES:

- 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
- ESRF warehouse sprinkler system for cost efficient high pile storage
- Energy efficient T-5 fluorescent warehouse lighting
- Foil insulated warehouse ceiling, white painted walls
- 3% skylights/smoke hatches for excellent natural warehouse lighting
- Oversized 70' Concrete truck apron
- Onsite parking for approximately 100 cars
- M4 industrial zoning

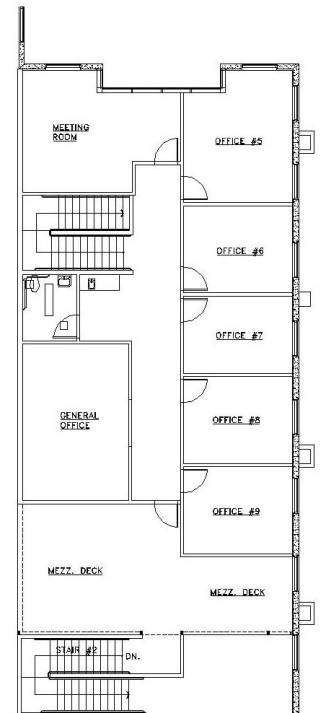
OFFICE SPACE:

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.



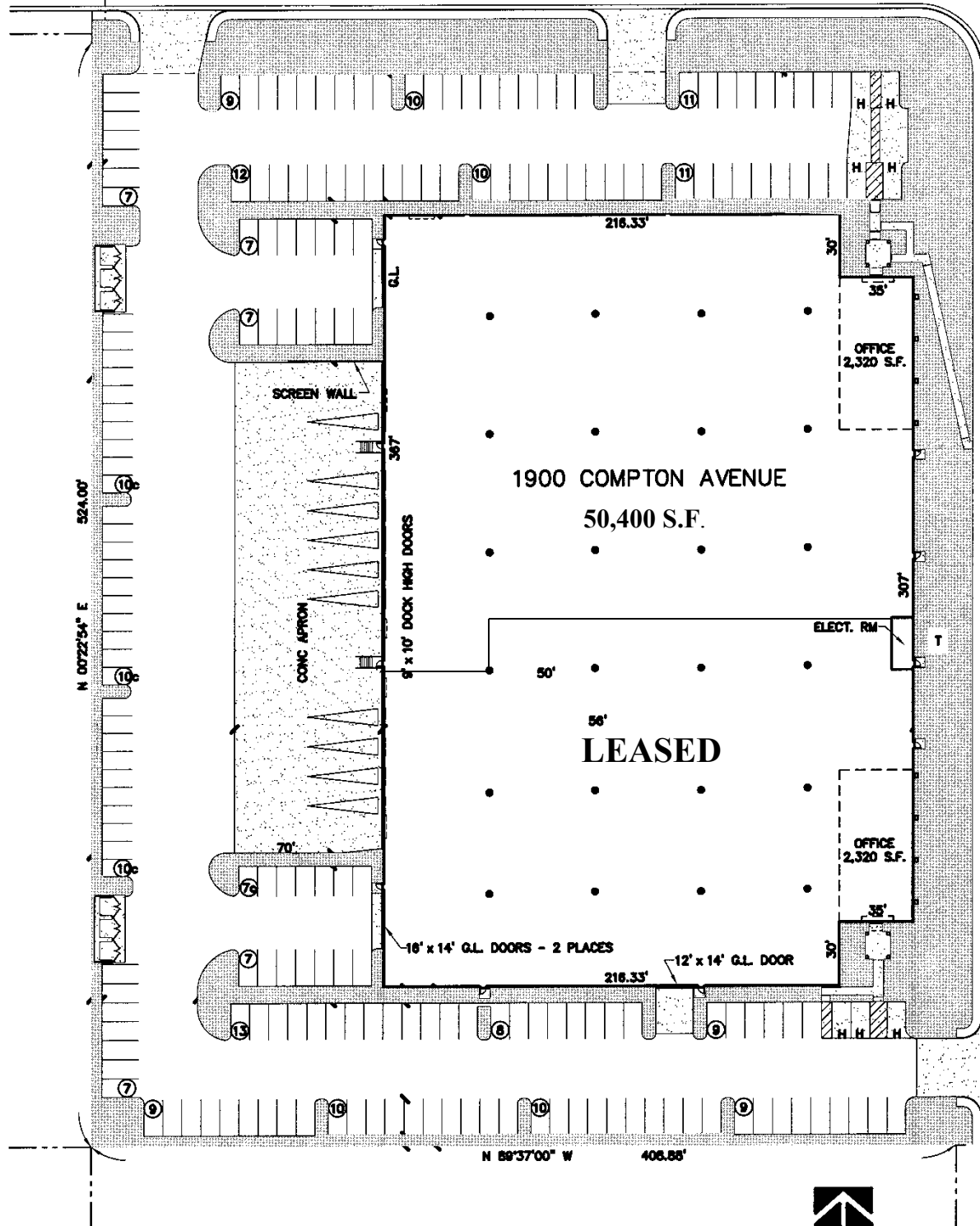
First Floor



Second Floor

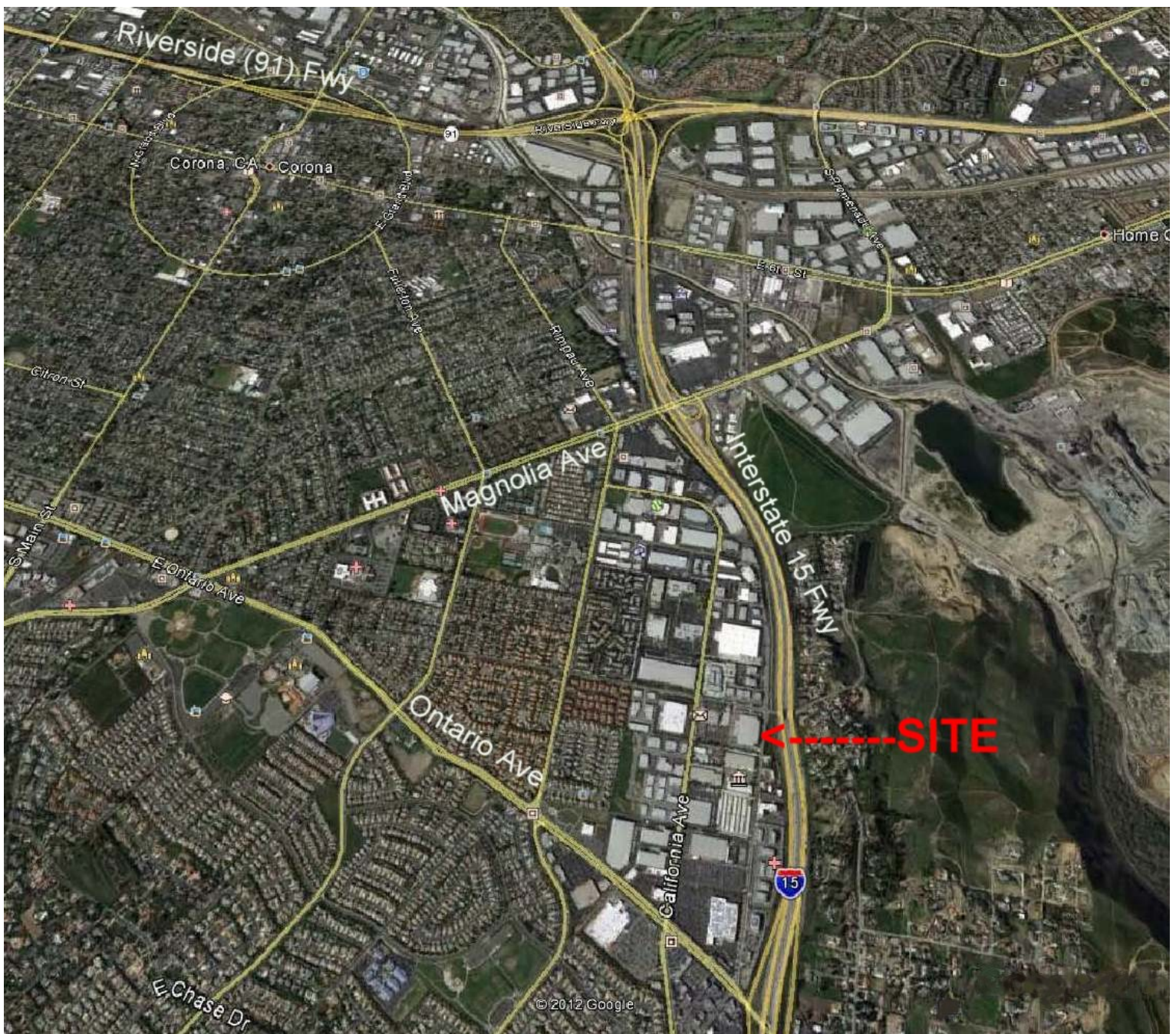
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OLD TEMESCAL ROAD



COMPTON AVENUE





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Corona, California 92881**

for information:
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or your broker