

Investment Building Group

owner/developer

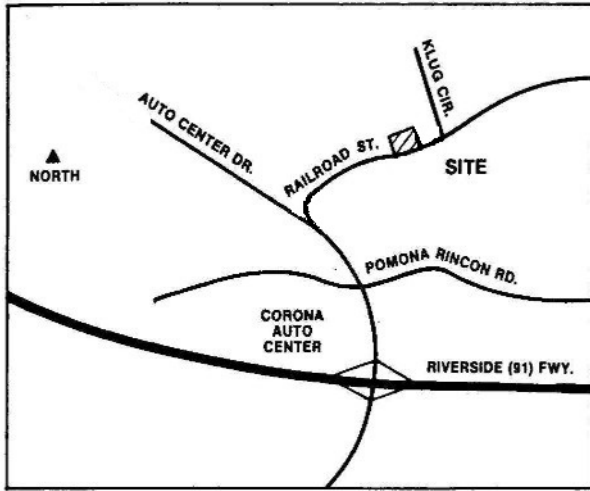
**32,500 sq. ft. building
available in Corona**

- ❑ High image building in westside Corona
- ❑ Dock high and grade level loading
- ❑ 24' warehouse clear height
- ❑ 4,500 sq. ft. of finished office space



ADDRESS:

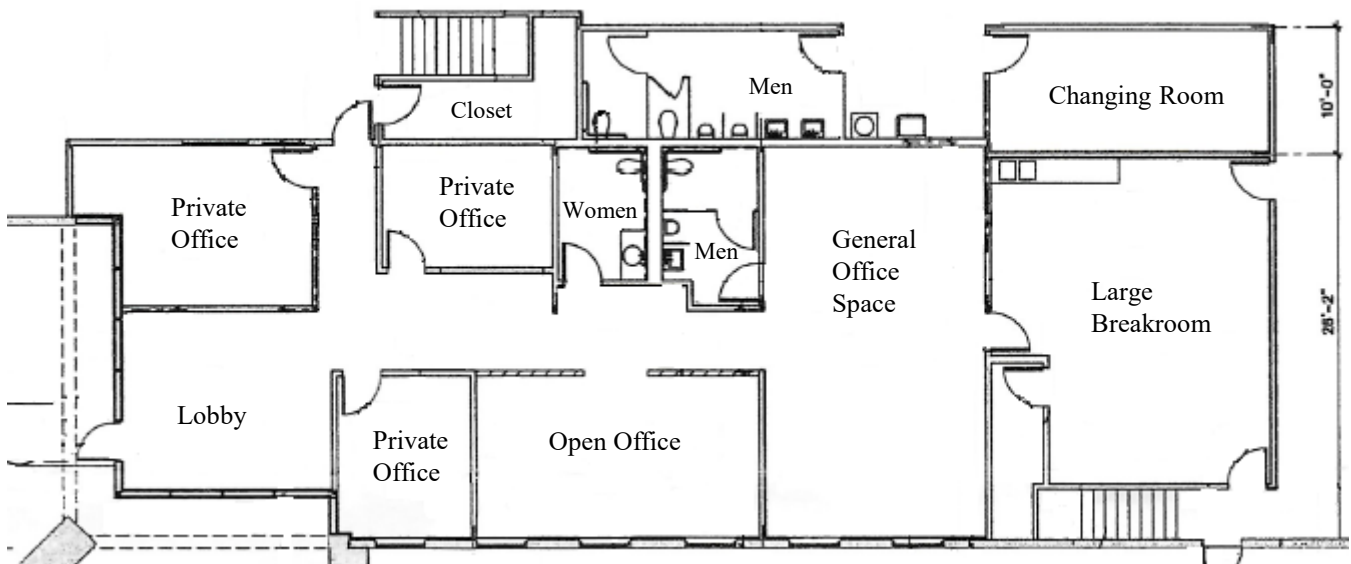
2375 Railroad Street
Corona, California 92878



CLOSE FREEWAY ACCESS - Less than one mile to the Riverside (91) freeway via the Serfas Club-Auto Center Drive on/off ramps.

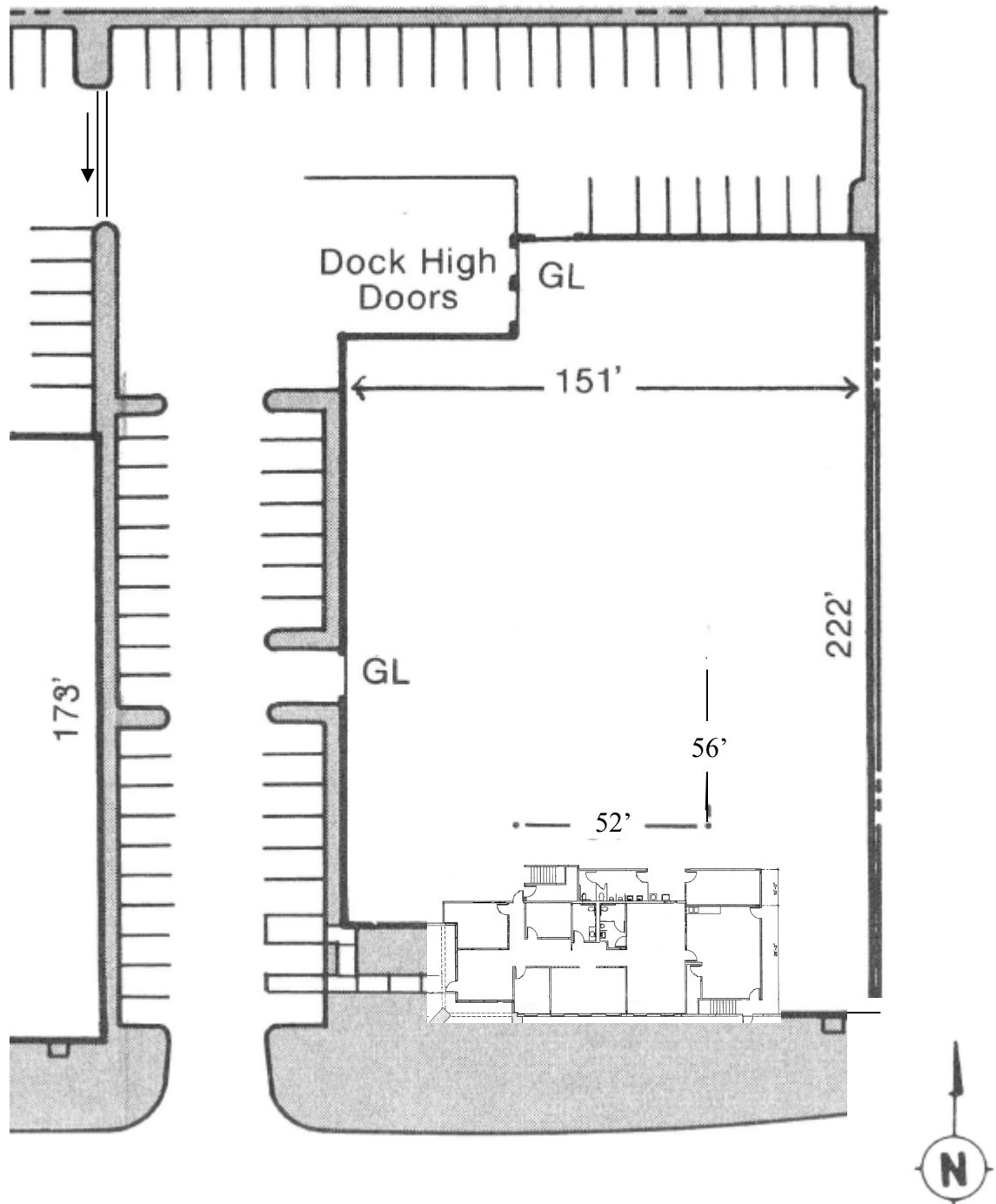
FEATURES:

- ☐ High image presence on the Railroad Street Industrial Corridor in the 55 acre Westside Corona Business Center
- ☐ 4,500 sq. ft. of two-story offices including break room and ceramic tiled men's and women's restrooms.
- ☐ 24' minimum warehouse clear height for high piled rack storage.
- ☐ Durable steel reinforced 3,000 PSI concrete floor slab
- ☐ Wide 48' x 56' column spacing
- ☐ Interior warehouse walls painted and white scrim foil insulation under roof.
- ☐ Highly efficient LED warehouse lighting
- ☐ 2% vented skylights for abundant daytime lighting
- ☐ .45gpm/3,000 sq. ft. fire sprinkler system.
- ☐ 600 amps, 277/480 volt three phase power
- ☐ 3 dock high loading positions
- ☐ 2 (12' x 14') ground level doors
- ☐ Securable rear yard, 66 stalls of on-site car parking
- ☐ Flexible M-2 Industrial zoning on 1.53 acre lot
- ☐ 2024-2025 property taxes: \$43,500 per year (\$3,625 per month)



OFFICE AREA – 4,500 sq. ft. of two-story offices with break room, ceramic tiled men's and women's restrooms. (First floor shown here)

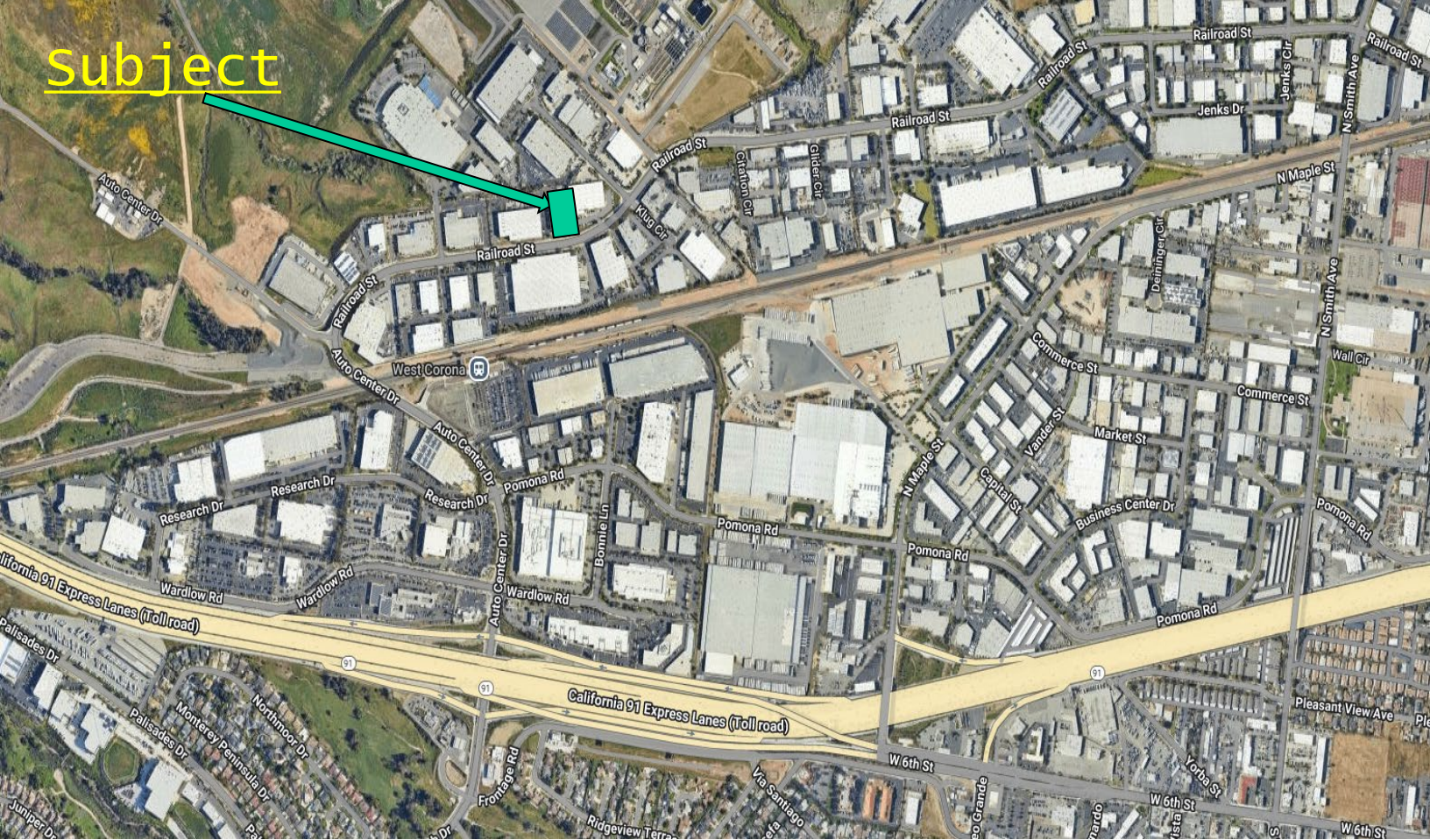
Site Plan



2375 Railroad Street, Corona

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subject



2375 RAILROAD STREET, CORONA, CALIFORNIA.

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