



# SHEA CENTER CORONA

1150, 1160 & 1170 RINCON STREET  
CORONA | CALIFORNIA

**3 BUILDINGS FOR LEASE**  
MANUFACTURING & DISTRIBUTION WAREHOUSES

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3 BUILDINGS TOTALING ± 731,000 SF | MANUFACTURING & DISTRIBUTION WAREHOUSE

# 3 BUILDINGS FOR LEASE

LIGHT INDUSTRIAL & WAREHOUSE  
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## 1150 W. RINCON



- 4,000 amp, 3 phase, 277/480v power
- ESFR sprinkler system
- 2.5 % Skylights / painted interior wall / white scrim
- 1.92/1000 parking (363 spaces)
- Potential secured yards
- 50'x52' bay spacing
- Load levelers at all truck docks
- Ductilcrete warehouse floors
- Full site concrete exterior surface

  
95,000-  
188,875  
Square Feet

  
32  
Feet Clear  
Heights

  
140  
Feet Truck Court  
Area

  
8-17  
Loading Doors  
(2) Ground-Level

  
8,291  
SF 2-Story Office  
Space


## 1160 W. RINCON





- 4,000 amp, 3 phase, 277/480v power
- ESFR sprinkler system
- 2.5% Skylights / painted interior wall / white scrim
- 1.54/1000 parking (452 spaces)
- Potential secured yards
- 60'x52' bay spacing
- Load levelers at all truck docks
- Ductilcrete warehouse floors
- Full site concrete exterior surface

  
155,000-  
311,297  
Square Feet

  
32  
Feet Clear  
Heights

  
145  
Feet Truck Court  
Area

  
12-34  
Loading Doors  
(2) Ground-Level

  
8,627  
SF 2-Story Office  
Space

## 1170 W. RINCON




- 4,000 amp, 3 phase, 277/480v power
- ESFR sprinkler system
- 2.5% Skylights / painted interior wall / white scrim
- 1.3/1000 parking (298 spaces)
- Potential secured yards
- 50'x52' bay spacing
- Load levelers at all truck docks
- Ductilcrete warehouse floors
- Full site concrete exterior surface

  
115,500-  
231,000  
Square Feet

  
32  
Feet Clear  
Heights

  
146  
Feet Truck Court  
Area

  
9-21  
Loading Doors  
(2) Ground-Level

  
8,291  
SF 2-Story Office  
Space

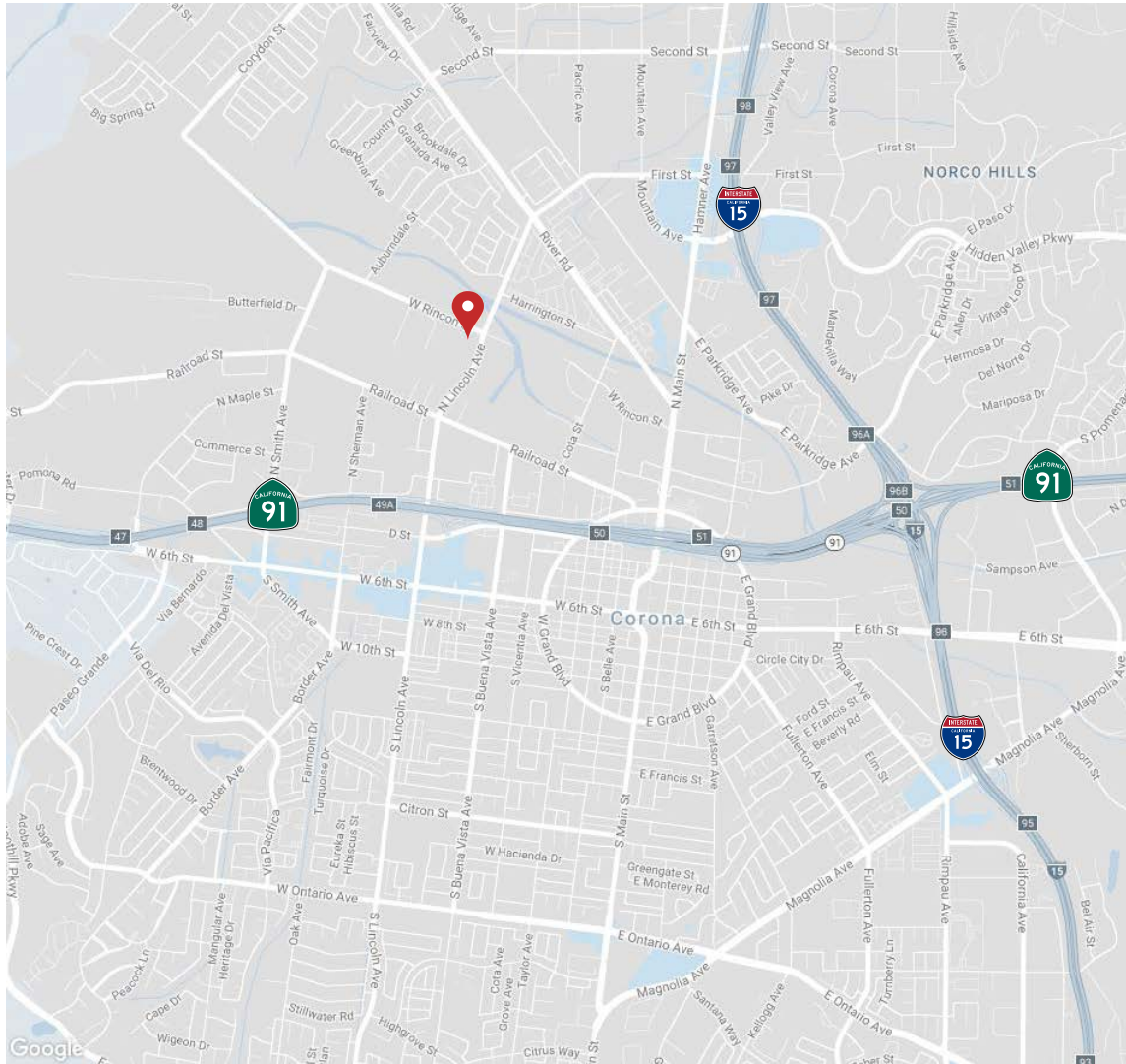
**NOTE: Brine line access to all buildings**

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## BUILDING FEATURES

- IE BRINE/SARI High Discharge Sewer Line
- Ductilcrete Warehouse Floors
- Full Site Concrete Exterior Surface
- 4,000 Amps Power (more to suit)
- Divisible from 95,000 SF to 311,000 SF
- Build to Suit, all Features Possible
- ESFR Sprinklers
- 32' Clear Height
- Concrete Truck Courts
- Immediate Access to 91, 71 and 15 Freeways



Shea Properties.



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