



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
MANUFACTURING OR DISTRIBUTION

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Shea Properties.



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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

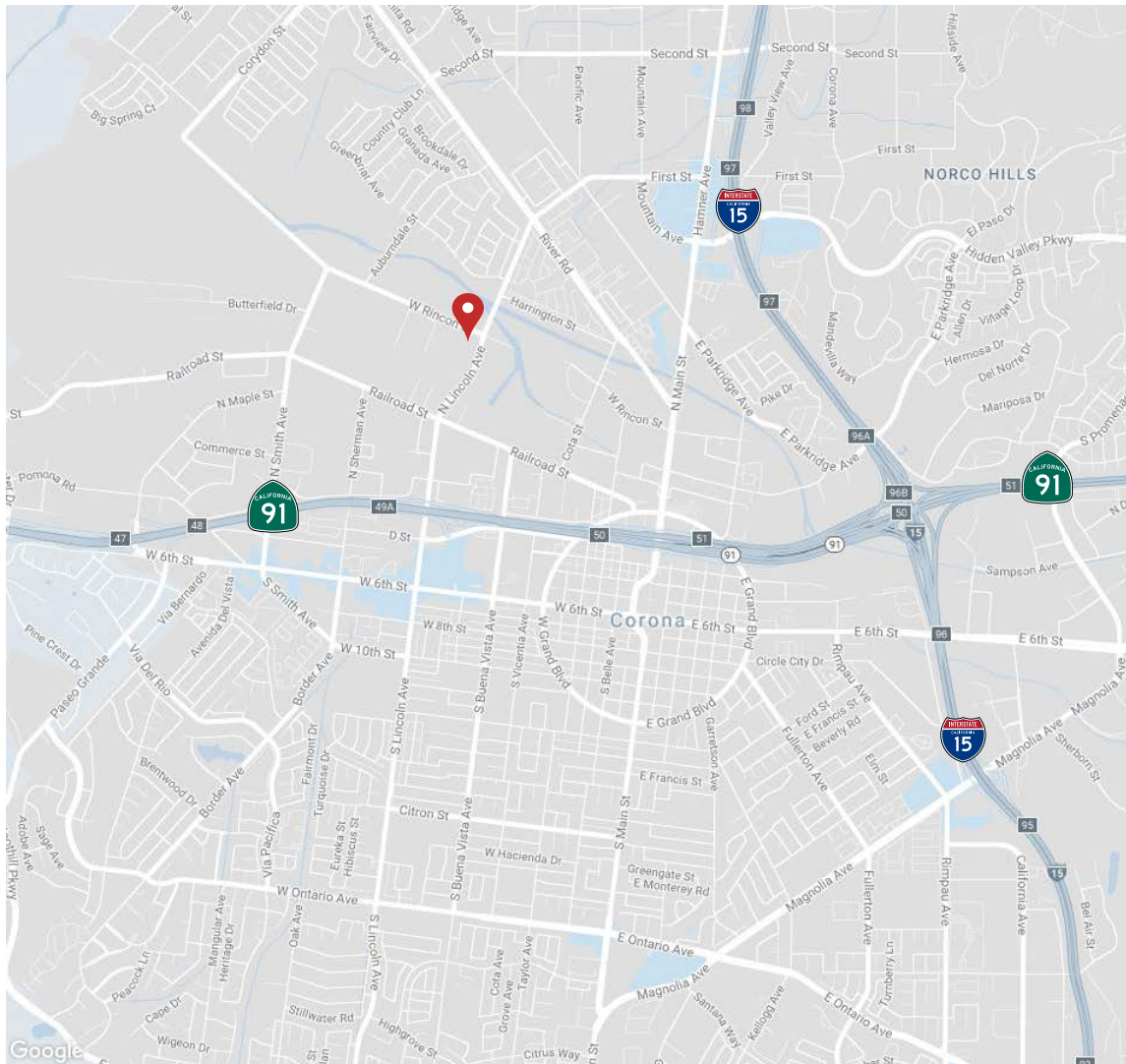
NOTE: Brine line access to all buildings

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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



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