

# FOR LEASE

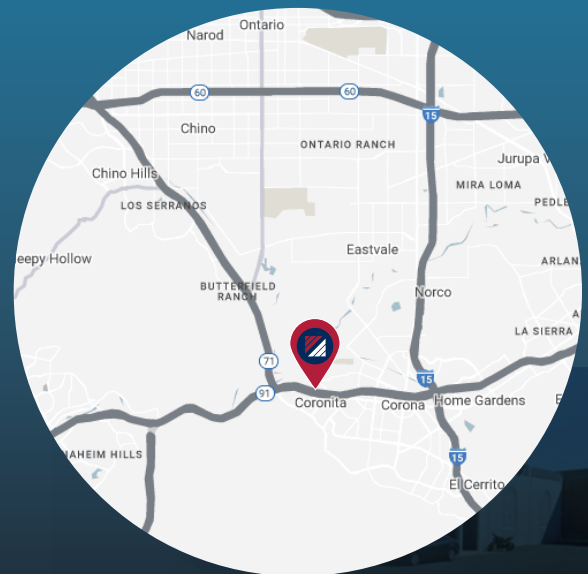
## 2652 RESEARCH DRIVE CORONA | CA WEST CORONA



### ±45,529 SF INDUSTRIAL BUILDING

## PROPERTY HIGHLIGHTS:

- 45,529 SF Freestanding Industrial Building
- 3,274 SF High Image Single Story Office
- West Corona Location
- Drive Around Building
- Fenced Yard
- 95,832 SF Lot (2.2 Acres)
- Office and Warehouse Restrooms
- 91 Freeway Visibility
- Four (4) Dock High Positions
- Two (2) 12'x14' Ground Level Doors
- 1200 Amps 277/480V (verify)
- 26'-28' Clearance
- Fire Sprinklered (.60/3000 GPM)
- 2:1 Parking
- Metrolink Station (Walking Distance)



### FOR MORE INFORMATION PLEASE CONTACT:

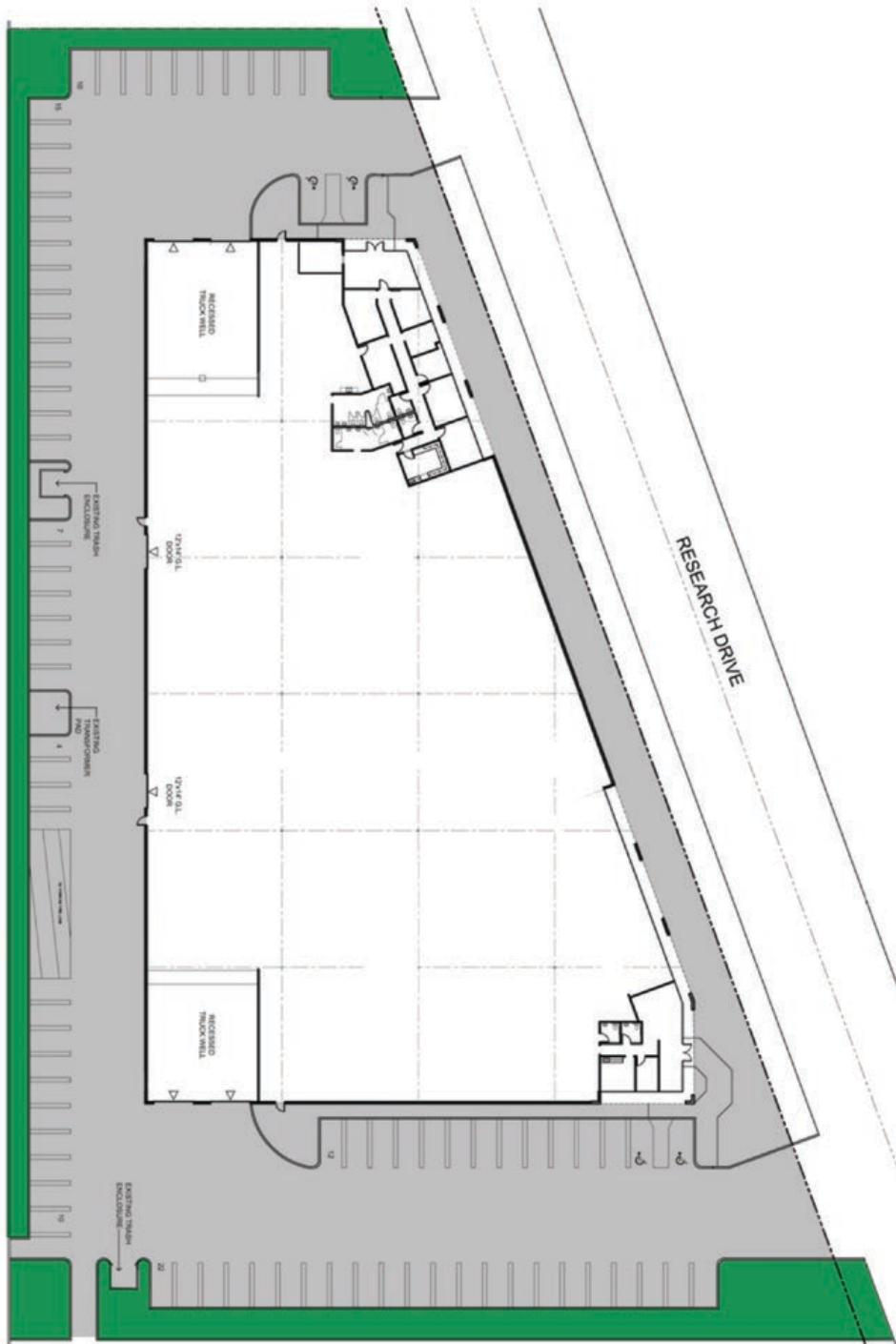
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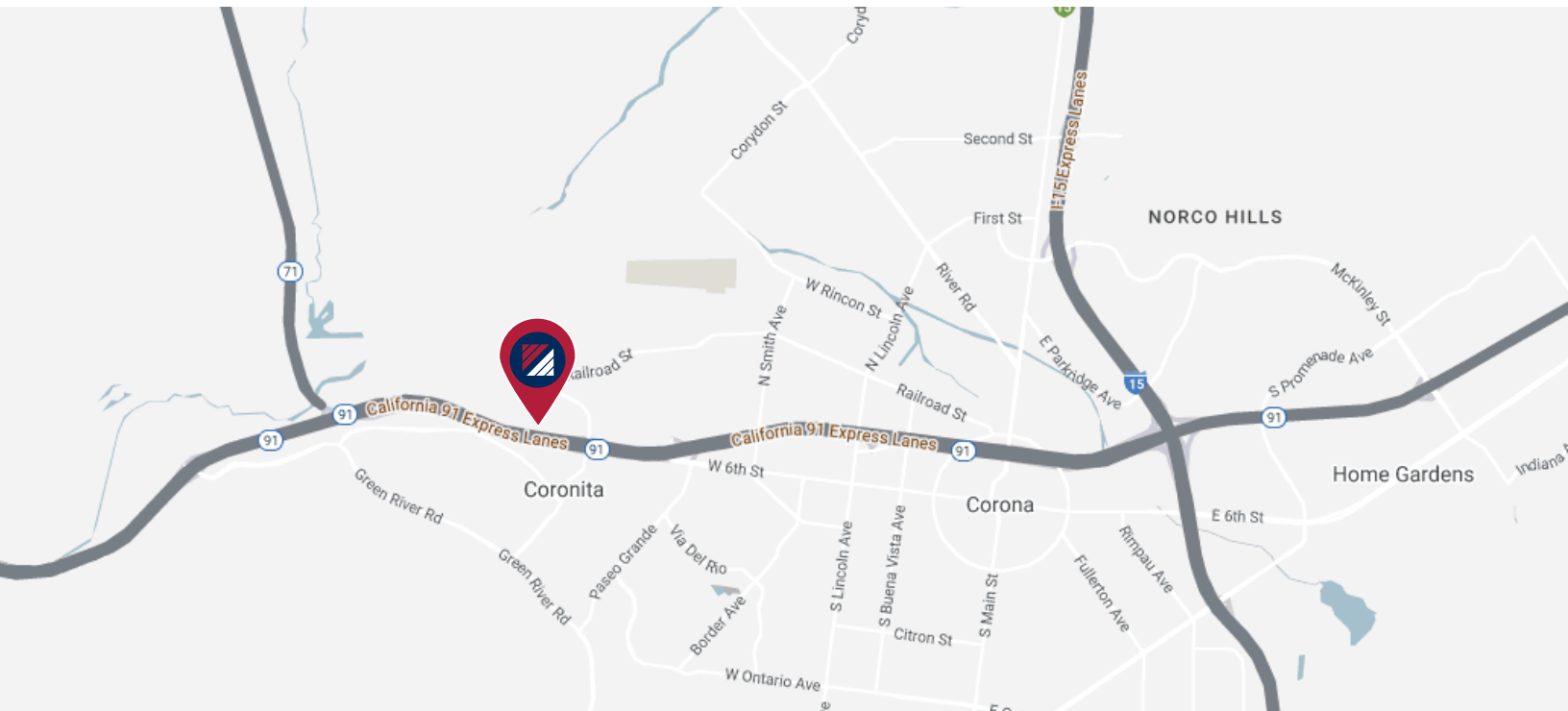


\*Not to Scale

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