

# INDUSTRIAL WAREHOUSE

## ±22,778 SF INDUSTRIAL BUILDING FOR LEASE

1137 W. BRADFORD CIR. | CORONA, CA

FOR MORE INFORMATION, PLEASE CONTACT:

KEVIN FREJLACH  
Vice President  
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kfrejlach@daumcommercial.com

CADRE #01210292



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558



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### PROPERTY FEATURES

- ±1.22 Acre Site / Corner Location
- Large Drive Around Yard
- ±3,056 SF of 2-Story Office
- SP81 - 1 Zoning
- Two (2) Position True DH Doors
- One (1) GL Doors
- 28' Clear Height
- 800 Amp, 277/480 Volt Service
- Fully Sprinklered
- Forty-Five (45) Car Parking
- Existing Air Supply Lines
- Two (2) Shop Restrooms

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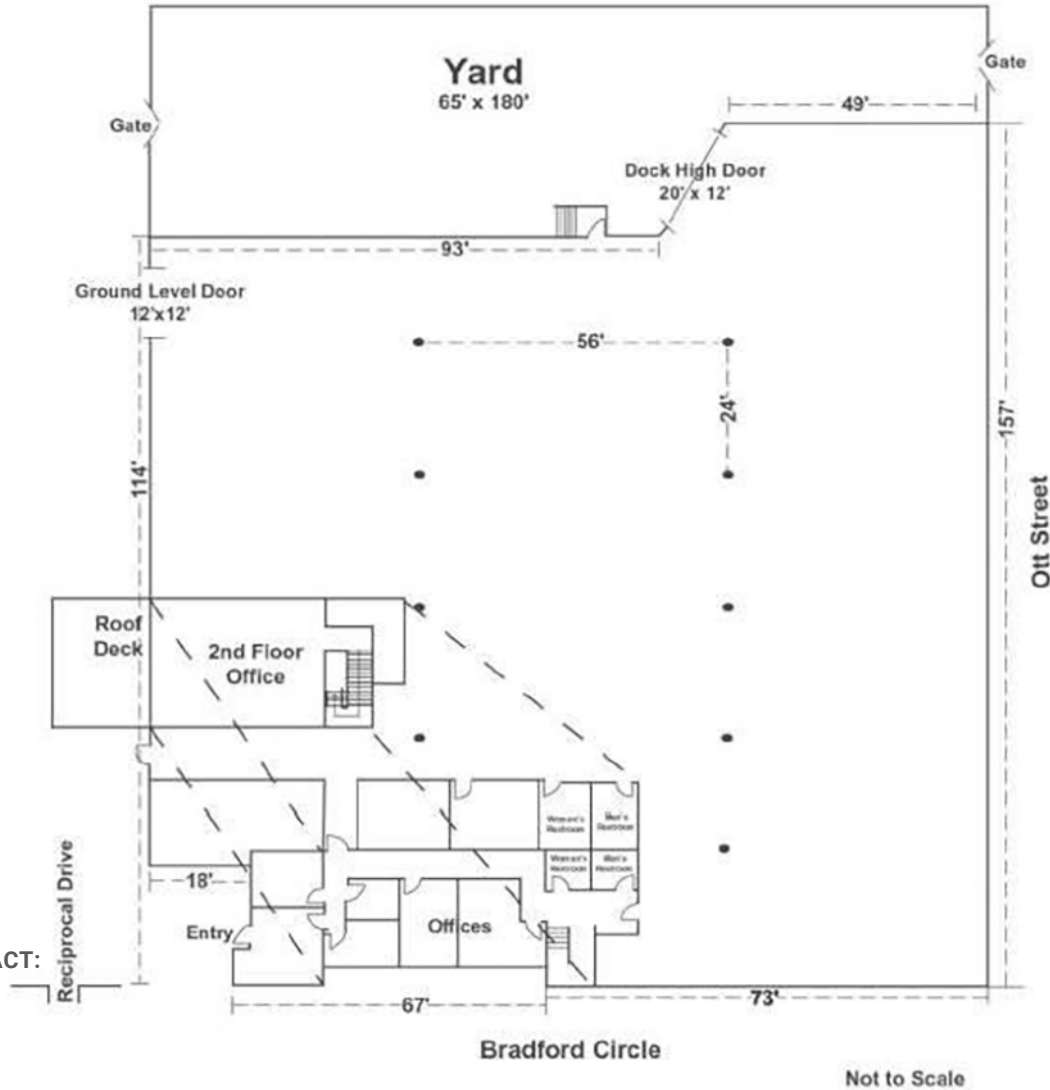


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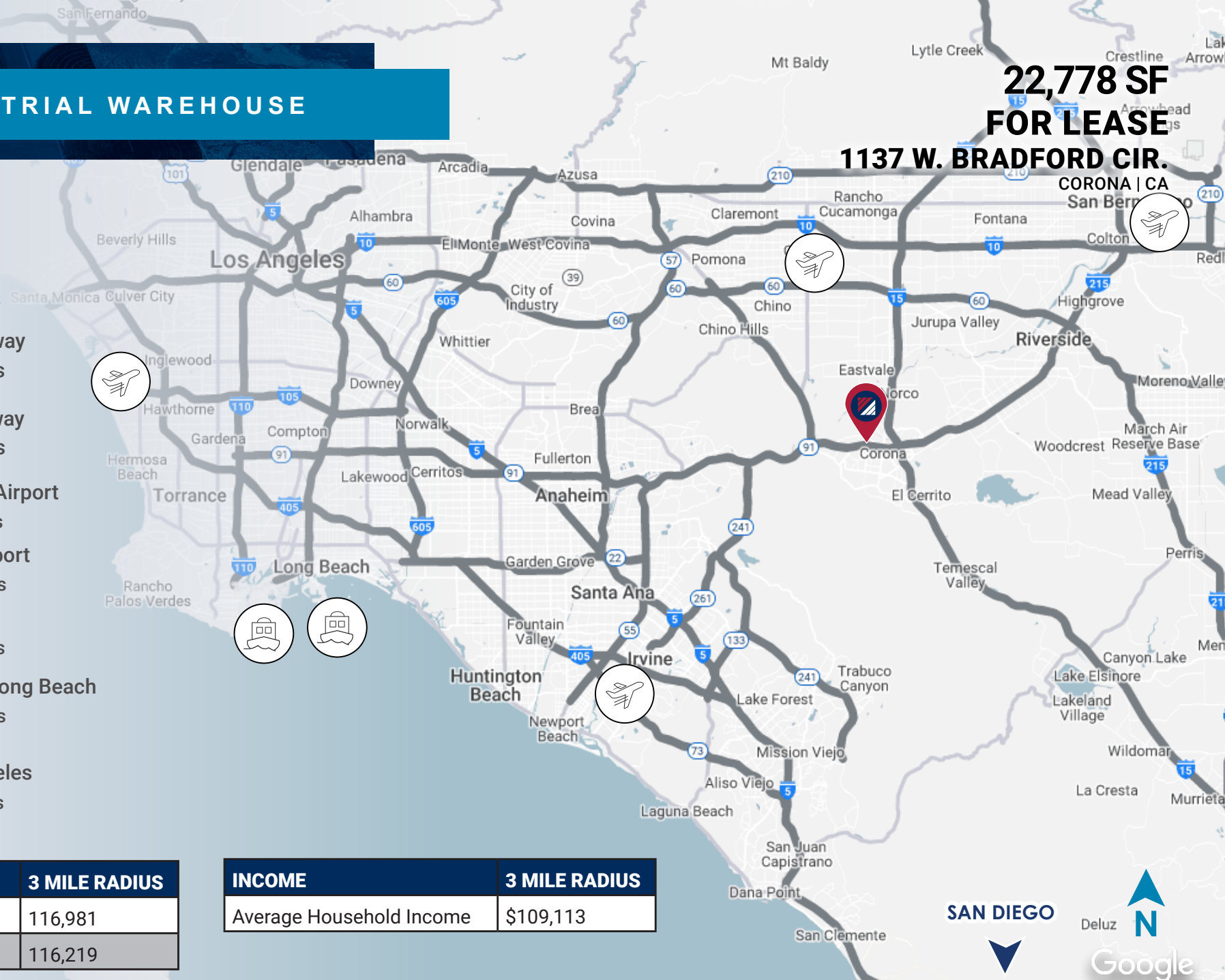
## Key Distances

-  **91 Freeway**  
0.3 miles
-  **15 Freeway**  
2.3 miles
-  **Ontario Airport**  
17.1 miles
-  **SBD Airport**  
28.1 miles
-  **LAX**  
55.2 miles
-  **Port of Long Beach**  
48.3 miles
-  **Port of Los Angeles**  
49.7 miles

## Demographic

POPULATION	3 MILE RADIUS
2023	116,981
2028 Projection	116,219

INCOME	3 MILE RADIUS
Average Household Income	\$109,113



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**SUBJECT  
PROPERTY**

SILVERCREST

ZUMIEZ  
DISTRIBUTION  
CENTER

STARDECK  
INDUSTRIES

R & J FABRI-  
CATORS

COLUMBIA  
ALUMINUM  
PROD.

TALCO  
PLASTICS

RAILROAD ST.

N. LINCOLN AVE.

Westlake  
Royal Roofing Solutions™

WHITE CAP  
DISTRIBUTION  
CENTER

ADS

DOLLAR  
SELF  
STORAGE

UM

RAILROAD ST.

FRANCHERE  
FABRICATION

BRADFORD CIR.

LESSO

WEST COAST  
WOODWORKING EQUIPMENT

RODSAL BUILDERS

SPREEN  
HONDA  
CORONA

PUBLIC STOR-  
AGE

91

91

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