



# 13385

ESTELLE ST  
CORONA | CA

## FOR SALE OR LEASE INDUSTRIAL PROPERTY



20,258 SF  
SQUARE FEET



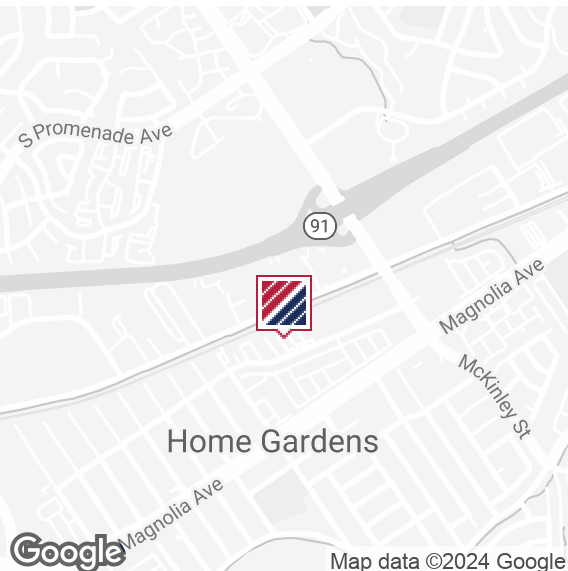
2,700  
OFFICE SF



19 ft  
CLEAR HEIGHT



5  
DOCK HIGH DOORS



### PROPERTY HIGHLIGHTS

- On ±1.12 Acres
- Large Fenced Concrete Yard
- 3: 5-Ton Cranes - 2 Interior & 1 Exterior (Verify)
- 2 Dock High Loading Doors
- 5 Ground Level Loading Doors
- 400 Amps, 277/480 Volts, 3 Phase Power Expandable (Verify)
- Air Lines
- Fire Sprinklered (0.33/3,000 GPM) (Verify)
- 4 Restrooms
- Immediate Access to the 91 and 15 Freeways
- Flexible MSC Zoning - Allows Heavy Industrial Uses
- Located in the Unincorporated Area of Riverside County

FOR MORE INFORMATION PLEASE CONTACT:

**KERRY COLE**

EXECUTIVE VICE PRESIDENT/PRINCIPAL/BRANCH MANAGER

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CADRE #00946482

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.



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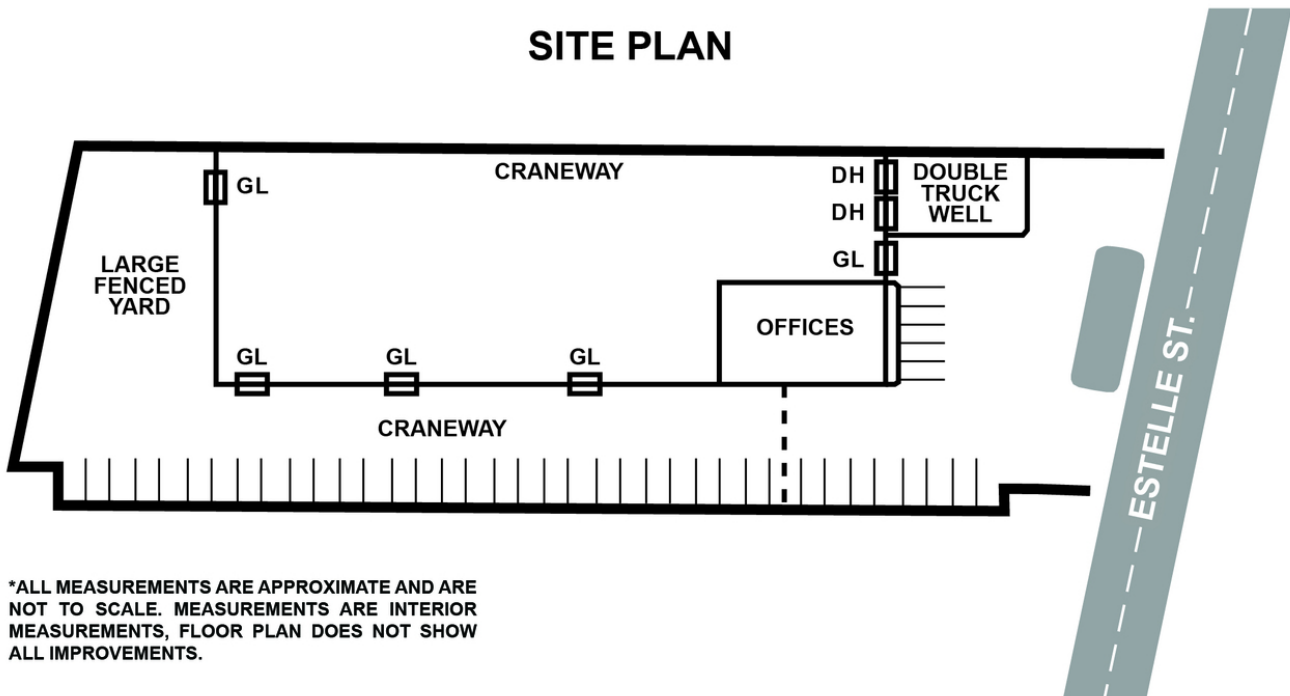
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## FOR SALE OR LEASE

HEAVY INDUSTRIAL ZONING | FENCED | 3 CRANES



### SITE PLAN



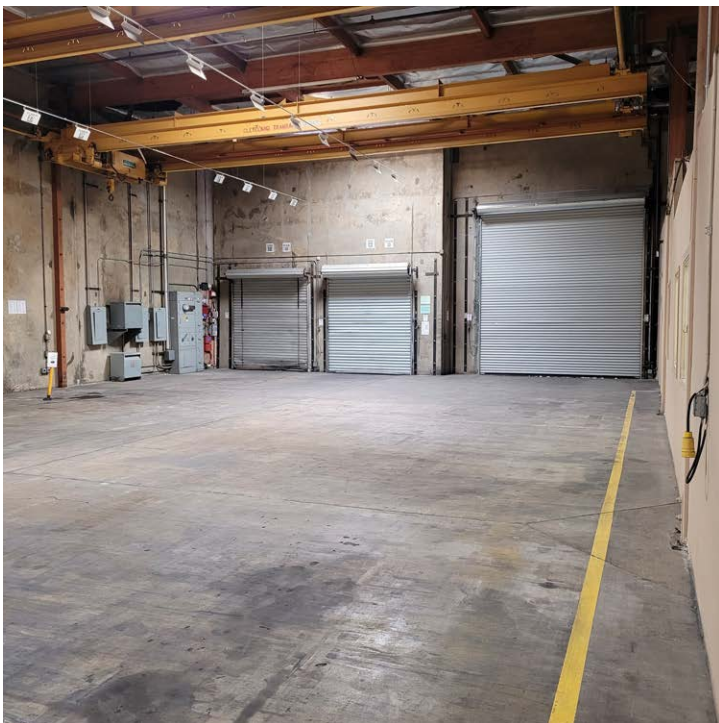
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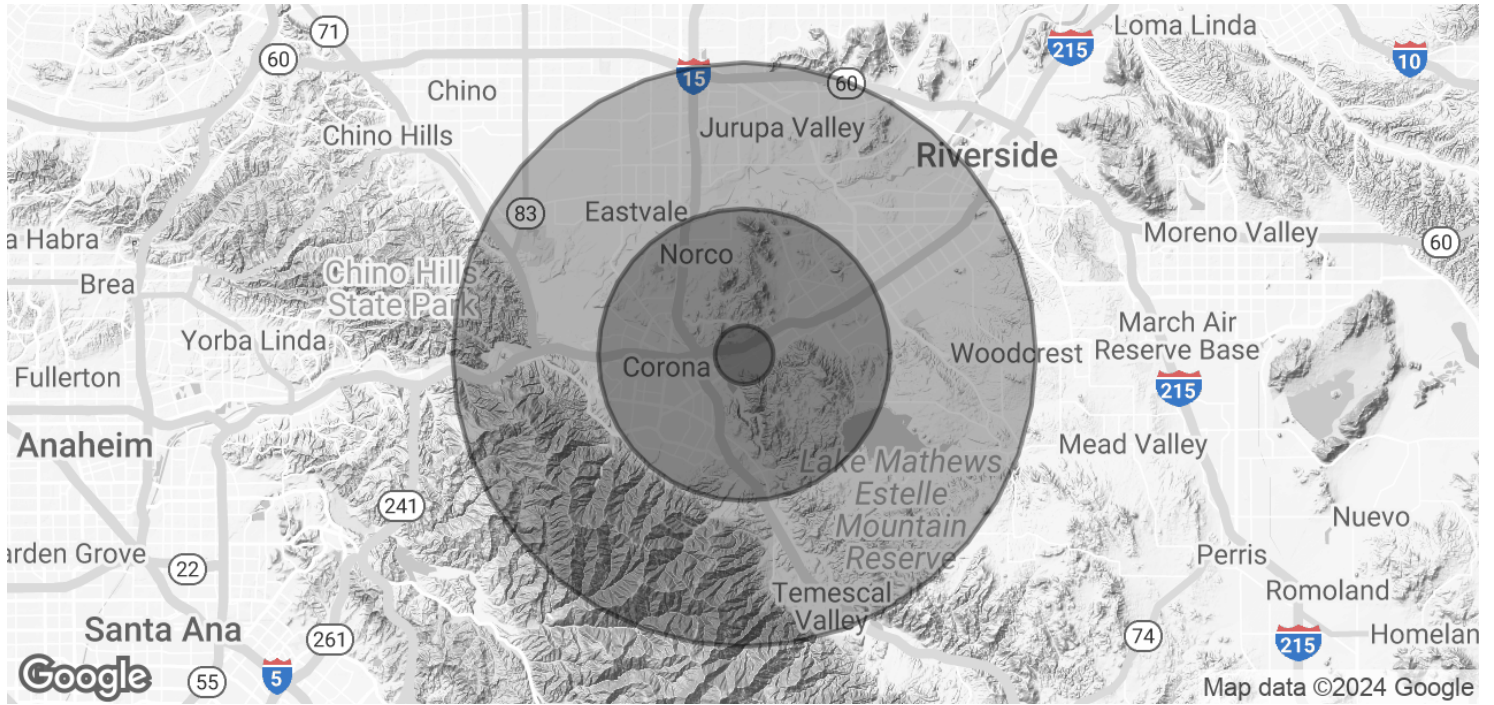
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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HEAVY INDUSTRIAL ZONING | FENCED | 3 CRANES



### DEMOGRAPHICS

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	5,914	81,558	184,740
# of persons per HH	3.3	3.5	3.6
Average HH income	\$82,127	\$98,762	\$102,624
Average house value	\$351,595	\$428,849	\$442,152

\* Demographic data derived from 2020 ACS - US Census

### TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Grant St	Magnolia Ave S	1,822	2022	0.19 mi
Magnolia Ave	Grant St SW	16,145	2022	0.21 mi
91	Dupont St S	214,478	2022	0.25 mi
Grant St	Magnolia Ave E	2,349	2022	0.26 mi

\* Traffic Count data derived from CoStar

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