

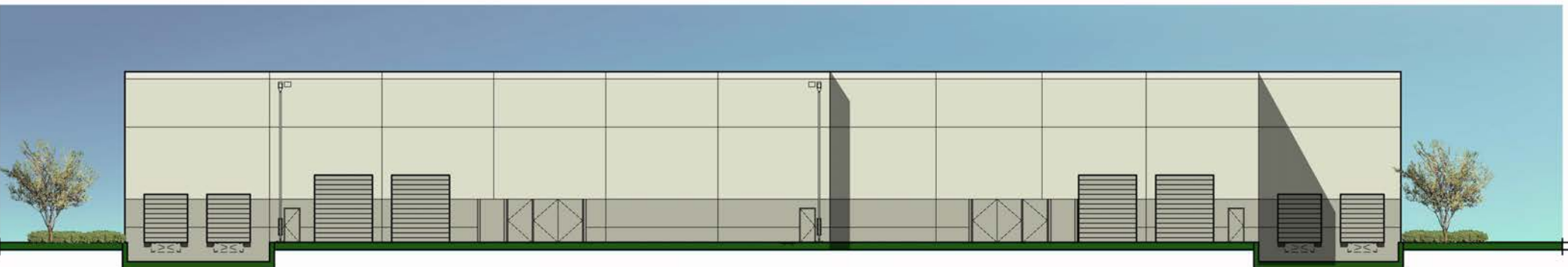
RINCON BUSINESS CENTER PHASE III

620 W. Rincon Street & 525, 555, 585 Malloy Court | Corona, CA 92880



SOUTH ELEVATION

4 BUILDINGS RANGING FROM $\pm 20,001$ - 28,469 SF



NORTH ELEVATION



4193 Flat Rock Drive, Suite 100
Riverside, CA 92505
Corporate ID 01048055

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BUILDING FEATURES

620 W. RINCON STREET, BLDG 1

- ±28,469 SF Industrial Building
- ±2,567 SF First Floor Office
- ±1,929 SF Mezzanine Office
- Large, Secured, Fenced Yard Area
- 2 Grade Level Loading Doors
- 2 Dock High Loading Doors
- Power- 1,600 Amps; 277/480V (Verify)
- Clear Height – 28' Min
- ESFR-25 Fire Sprinkler System
- Painted Warehouse Walls
- Scrim Insulated Warehouse Ceilings
- 64 Parking Stalls
- Skylights

525 MALLOY COURT, BLDG 2

- ±23,796 SF Industrial Building
- ±2,567 SF First Floor Office
- ±1,929 SF Mezzanine Office
- Large, Secured, Fenced Yard Area
- 2 Grade Level Loading Doors
- 2 Dock High Loading Doors
- Power- 1,600 Amps; 277/480V (Verify)
- Clear Height – 28' Min
- ESFR-25 Fire Sprinkler System
- Painted Warehouse Walls
- Scrim Insulated Warehouse Ceilings
- 56 Parking Stalls
- Skylights



BUILDING FEATURES

555 MALLOY COURT, BLDG 3

- ±20,001 SF Industrial Building
- ±2,194 SF First Floor Office
- ±1,497 SF Mezzanine Office
- Large, Secured, Fenced Yard Area
- 2 Grade Level Loading Doors
- 2 Dock High Loading Doors
- Power – 1,100 Amps; 277/480V (Verify)
- Clear Height – 28' Min
- ESFR-25 Fire Sprinkler System
- Painted Warehouse Walls
- Scrim Insulated Warehouse Ceilings
- 46 Parking Stalls
- Skylights

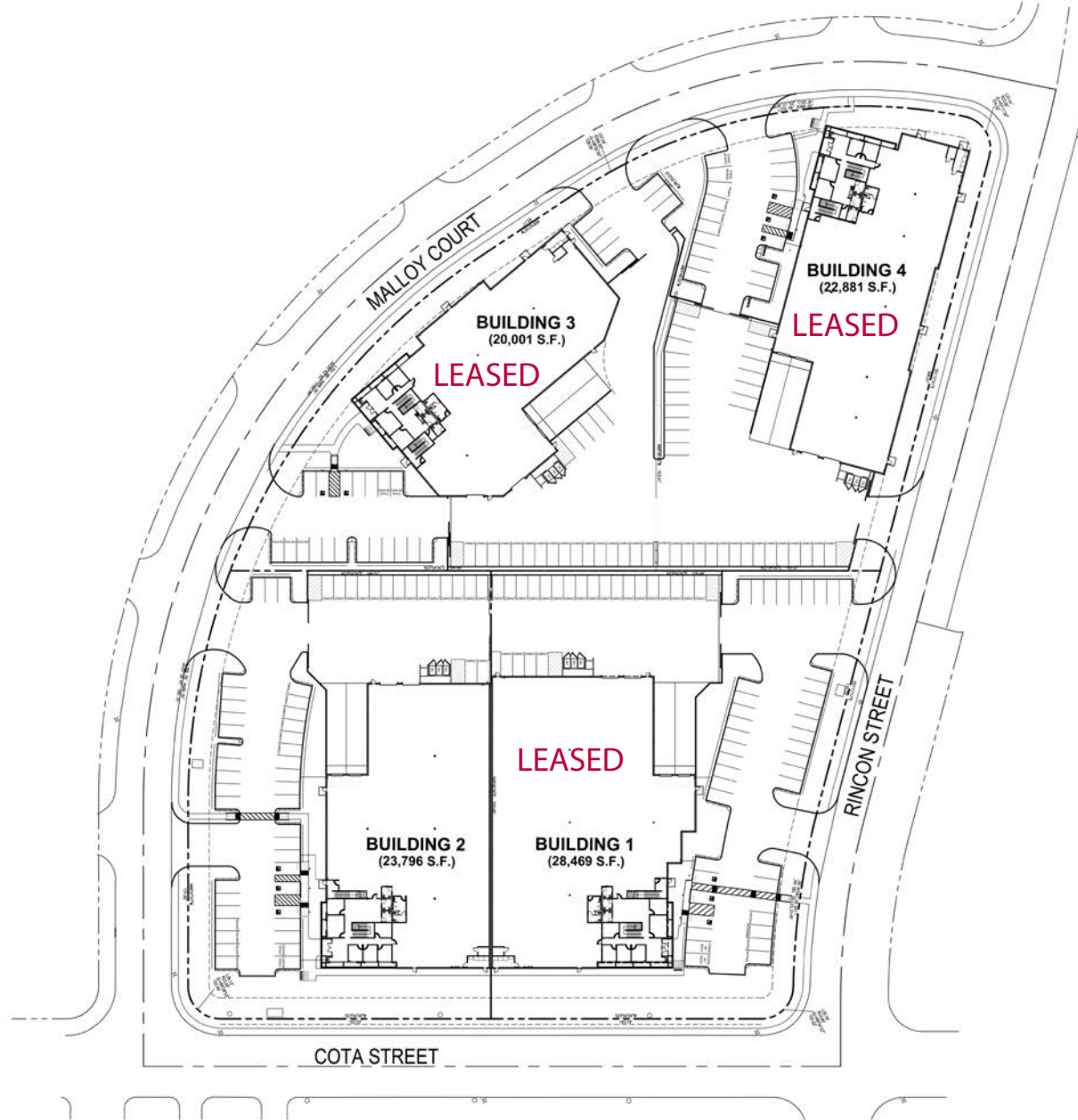


585 MALLOY COURT, BLDG 4

- ±22,881 SF Industrial Building
- ±2,226 SF First Floor Office
- ±1,472 SF Mezzanine Office
- Large, Secured, Fenced Yard Area
- 2 Grade Level Loading Doors
- 2 Dock High Loading Doors
- Power – 1,100 Amps; 277/480V (Verify)
- Clear Height – 28' Min
- ESFR-25 Fire Sprinkler System
- Painted Warehouse Walls
- Scrim Insulated Warehouse Ceilings
- 52 Parking Stalls
- Skylights
- M1 Zoning

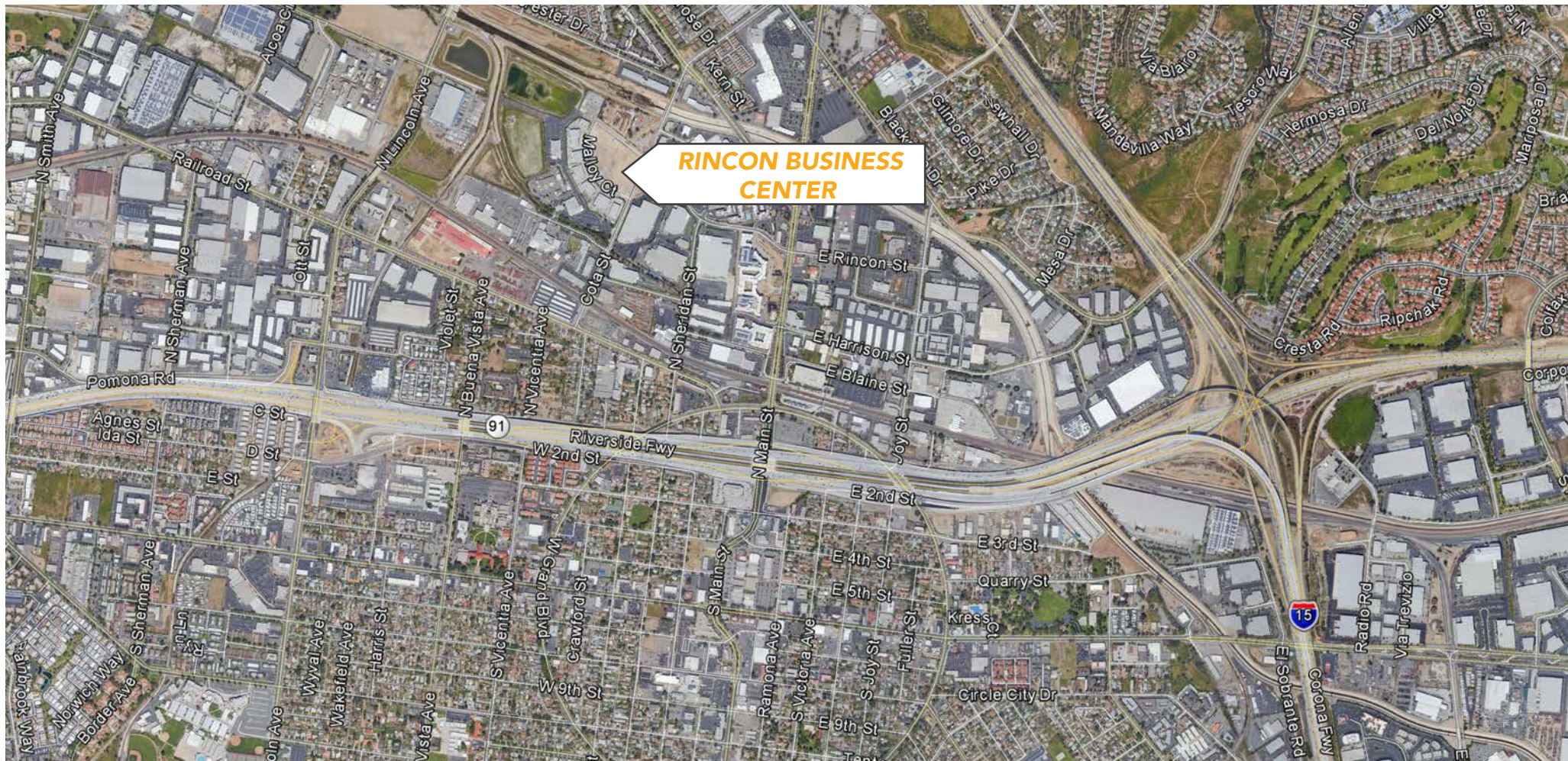


SITE PLAN



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