



**±55,071 SF INDUSTRIAL BUILDING FOR SALE/LEASE**  
**1580 Magnolia Avenue | Corona, CA 92879**

**CORPORATE HEADQUARTERS BUILDING!**



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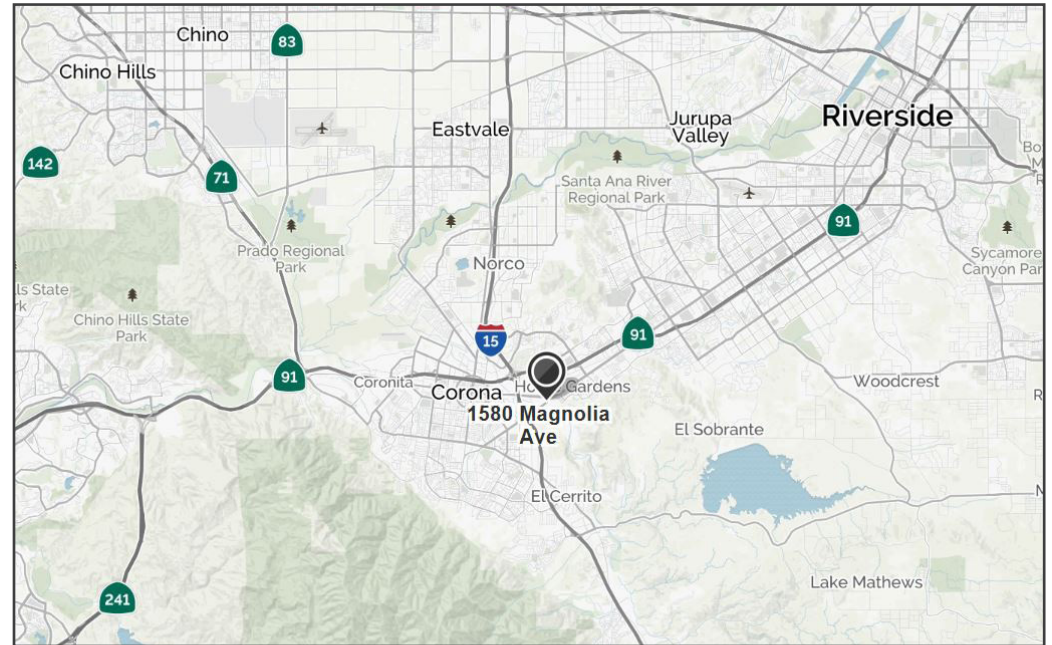
# BUILDING FEATURES

## SITE FEATURES

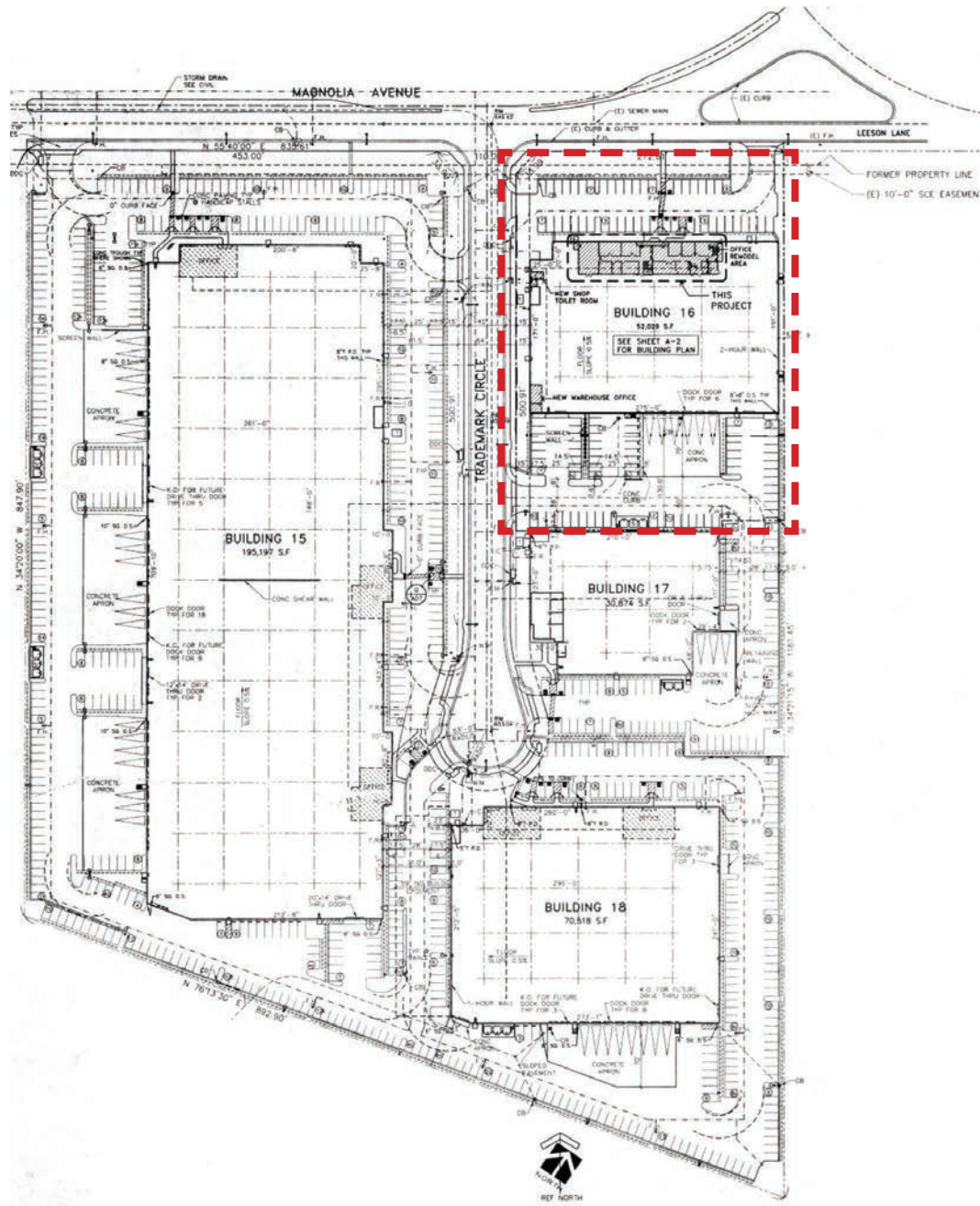
±55,071 Square Foot Corporate Headquarters Building situated on 2.83 Acres of Land. Easy Access to I-15 and 91 Freeways.

## BUILDING FEATURES

AVAILABLE SF:	±55,071 SF Industrial Building
OFFICE SF:	±8,221 SF Two - Story (5,179 SF 1st Floor & 3,042 SF Mezzanine)
PROPERTY TYPE :	Freestanding Industrial Building
ZONING:	M3
GL DOORS:	2
DH DOORS:	6
CEILING HEIGHT :	28'
PARKING RATIO:	2:1
POWER:	3,000 Amps; 277/480V (Verify)
UTILITIES:	Fiber Internet Connection in Building
WAREHOUSE:	2 Restrooms
YARD:	Fenced & Gated Secured Yard
SPRINKLED:	ESFR Fire Sprinkler (Verify)
YEAR:	2001

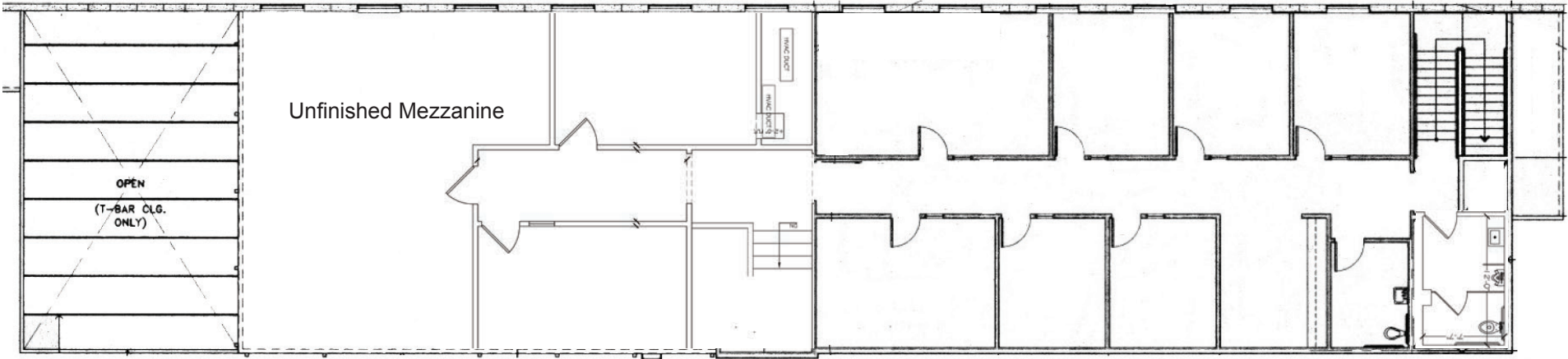


# SITE PLAN

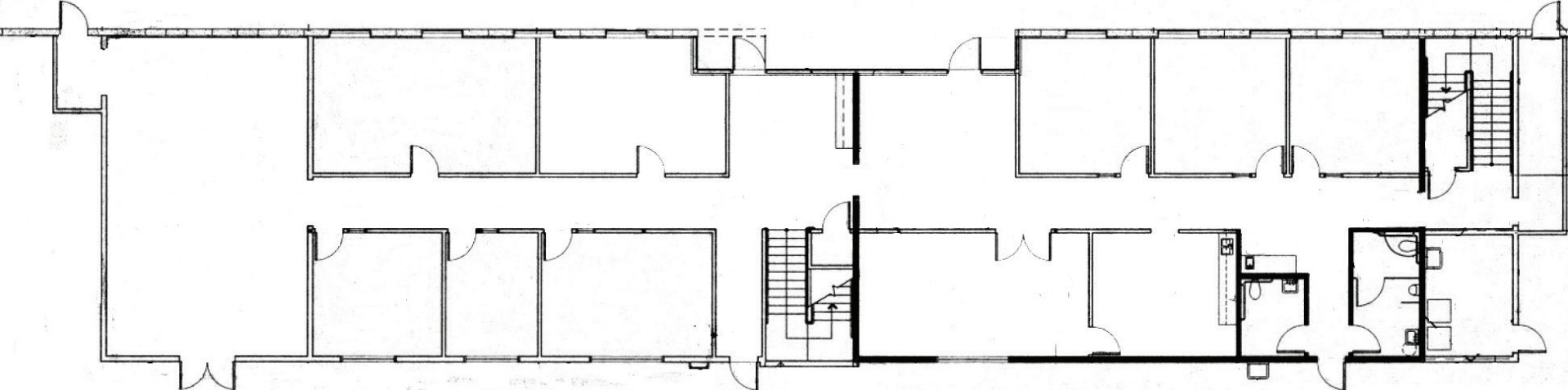




## First Floor



## Mezzanine





# PROPERTY PHOTOS

