

FOR SALE

\$1,550,000 (\$63.66FT)

137 N. Joy St.

Corona, CA



**VENTURE PACIFIC
COMMERCIAL SERVICES**

JASON LIPOVSKY
B 858-538-7774
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All information contained herein is obtained from the sourced deemed to be reliable.
However, this information is not guaranteed and should be verified. DRE #01443834

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DESCRIPTION

INDUSTRIAL BUILDING AND LAND OPPORTUNITY!!! Situated in the heart of Corona in Riverside county nestles a vacant industrial building and additional land for building expansions! This sale includes approximately 1,300 square feet of office space, approximately 23,000 square feet of warehouse space and a parcel totaling 2.07 acres. This unique property offers a 3rd floor mezzanine, easy access to highway 15 and 91, great freeway visibility, 24' warehouse clear height and a huge fenced yard that can bring in up to \$3,300 of additional income. This building also features four ground level truck doors and two dock high truck doors. The light industrial zoning code authorizes a wide spectrum of small businesses including assembly packaging, and distribution, warehouse, and wholesale establishments. This location features a high level of exposure because of its deposition and freeway visibility. Opportunities like this one rarely becomes available in Corona!

PROPERTY SPECIFICS

| | |
|-----------------------------|---|
| APN | 117-270-001 |
| Property Type | Industrial Building |
| Zoning | M1 Light Industrial |
| Building SF | approximately 24,348 SF |
| Total Lot SF | 2.07 Acres |
| Power | 227/480 V, 3 Phase |
| 2 Dock Level Truck Doors: | 12' H x 10 W & 10' H x 9' 11 W |
| 4 Ground Level Truck Doors: | 8' H x 7'7 W & 7' H x 6' W 9' H x 8' W & 9' H x 7'10 W |

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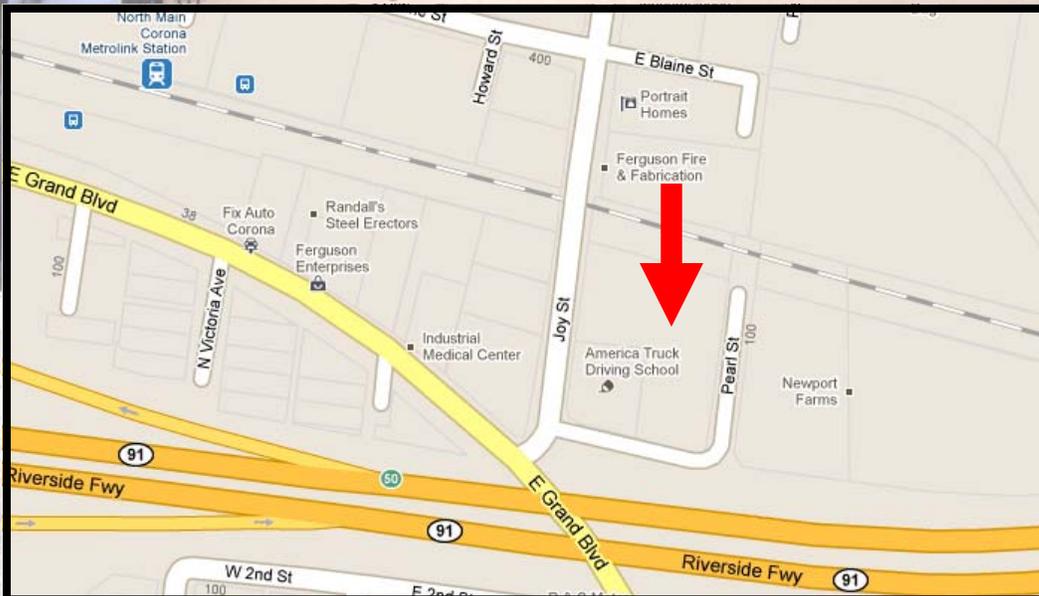
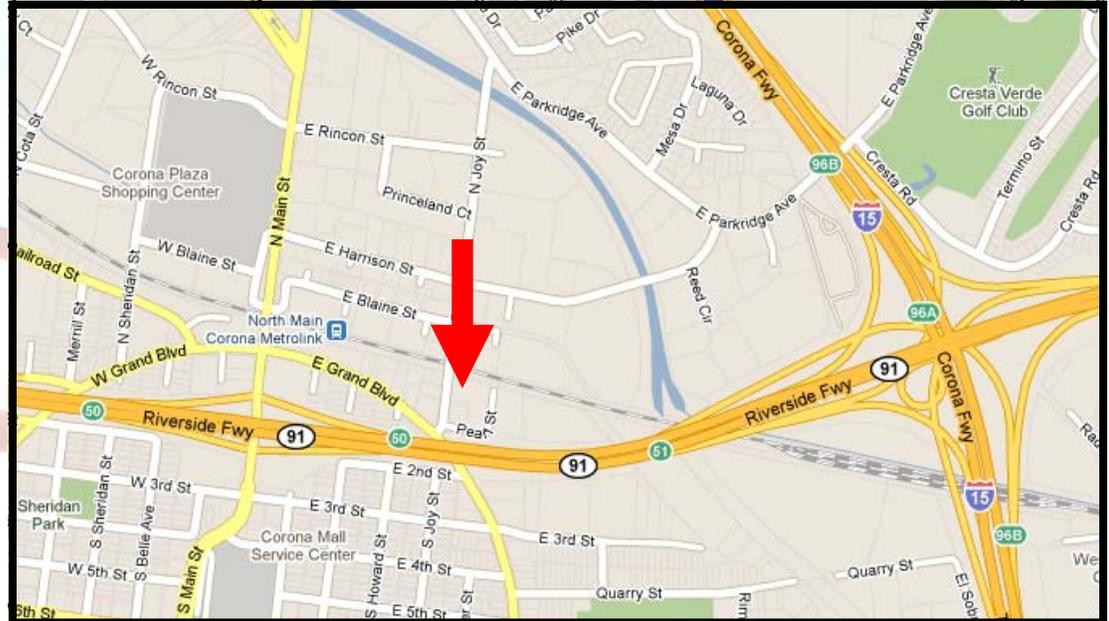
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MAP/ DIRECTIONS



From SOUTH, head North on Interstate 15.

- Merge on 91 West
- Exit Main St. and turn right
- Right on E. Grand Blvd.
- Left on Joy St.
- Building will be on your left hand side.

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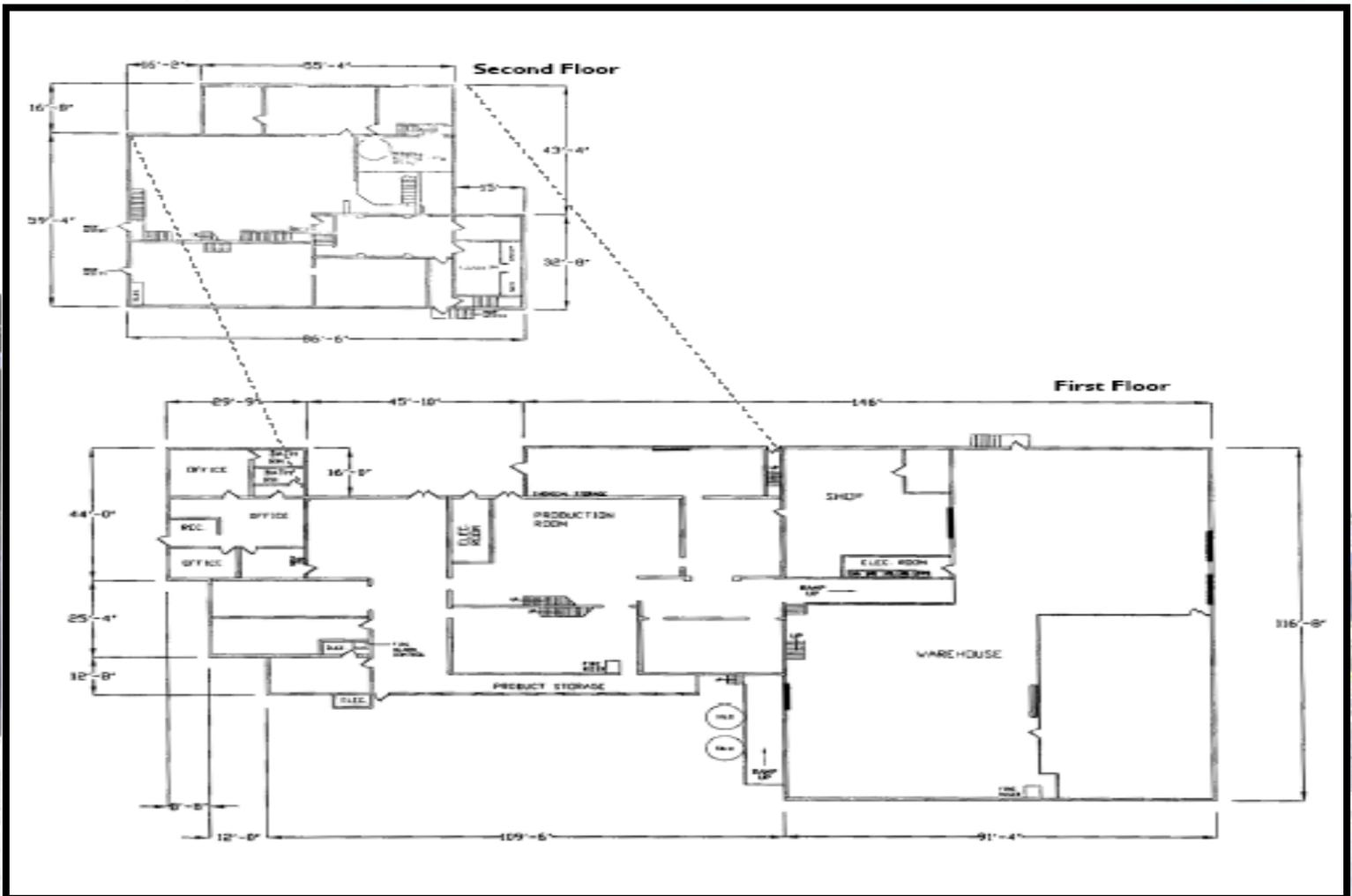
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FLOORPLAN



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AERIAL VIEW



OPEN LOT



WAREHOUSE SPACE 1



WAREHOUSE SPACE 2

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