

FOR LEASE

IPT CORONA INDUSTRIAL CENTER II 2571 SAMPSON AVENUE, CORONA, CA 154,241 SQUARE FEET (Divisible 87,661 SF & 66,580 SF)



BUILDING HIGHLIGHTS:

- Unit A ± 87,661 Square Feet
- Approximately 3,723 Square Feet of office & 3,332 Square Feet of mezzanine
- Nine (9) 9' x 10' dock high doors
- One (1) 12' x 14' grade level doors
- One (1) 16' x 20' grade level doors
- Unit B ± 66,580 Square Feet
- Office BTS
- Nine (9) 9' x 10' dock high doors
- One (1) 12' x 14' grade level doors
- Two (2) 16' x 20' grade level doors
- Minimum 32' Clear Height
- 800-1000 Amps Power
- Bay Spacing 50' x 52'
- M-1 Zoning • ESFR Fire Sprinklers
- Approximately 11.5 acres of Land
- Part of a Master-planned 24 acre development
- Two separate office areas
- Secured, concrete paved yard and concrete parking areas
- Major Frontage on Sampson Avenue

Owned by

INDUSTRIAL
PROPERTY TRUST®



Leased by:



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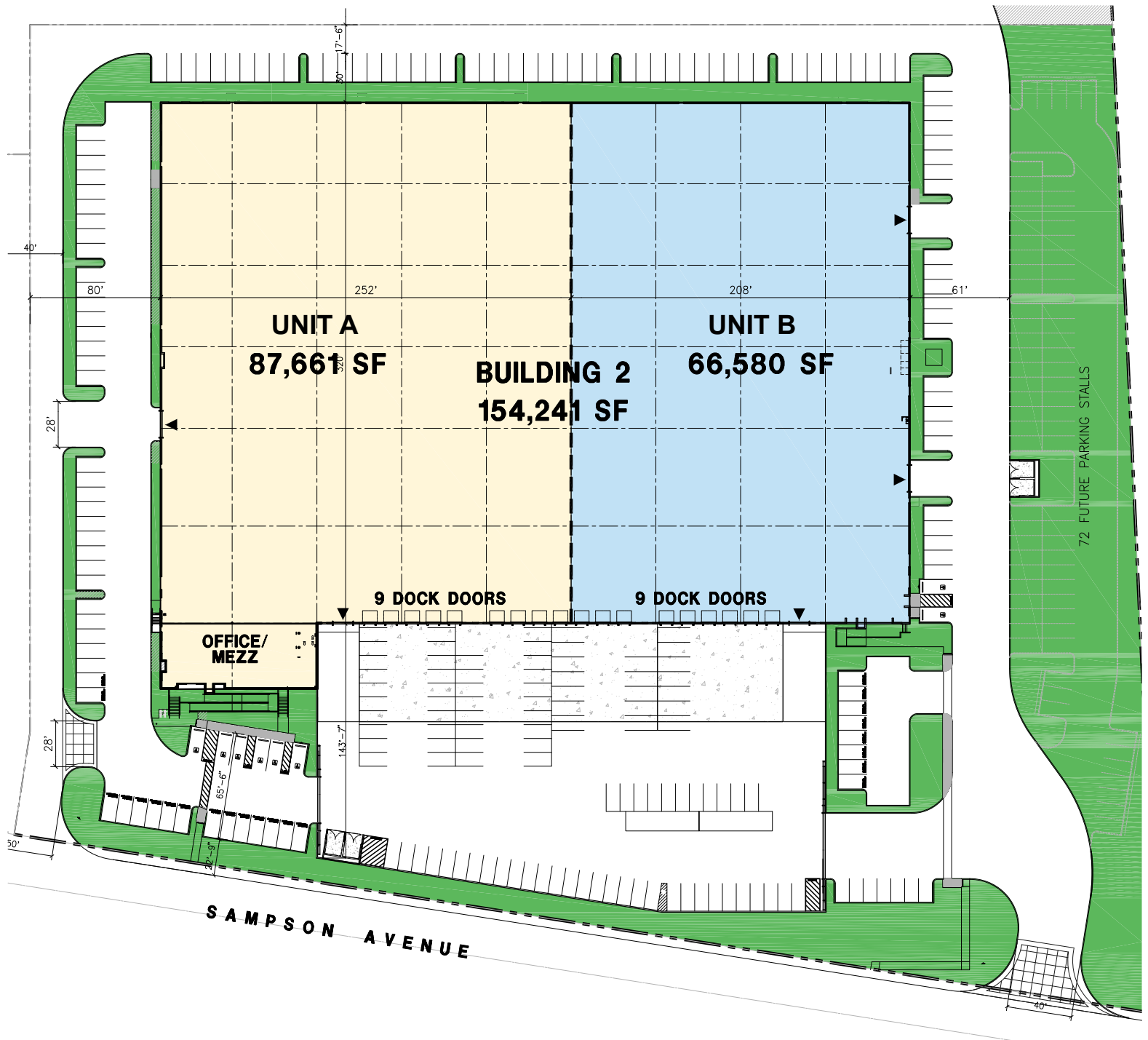
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BRE Information

Timothy Hawke CA BRE license number 01403432
Richard Schwartz CA BRE license number 01712680

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