

# 1623 LEESON LANE

CORONA / CALIFORNIA 92879

FOR SALE  
OR LEASE

62,669 SF  
INDUSTRIAL BUILDING



<a href="#">Home</a>	<a href="#">Site Plan</a>	<a href="#">Features</a>	<a href="#">Office Plans</a>	<a href="#">Truck Routes</a>	<a href="#">Drive Times</a>	<a href="#">Elevations</a>	<a href="#">Maps</a>
----------------------	---------------------------	--------------------------	------------------------------	------------------------------	-----------------------------	----------------------------	----------------------

## RYAN VELASQUEZ

Senior Director  
+1 909 942 4673  
ryan.velasquez@cushwake.com  
CA License #01347459

## MILO LIPSON

Executive Director  
+1 909 942 4648  
milo.lipson@cushwake.com  
CA License 01253614



**CUSHMAN &  
WAKEFIELD**

Developed By



**MBK**  
INDUSTRIAL  
PROPERTIES  
AN MBK REAL ESTATE COMPANY

# 1623 LEESON LANE

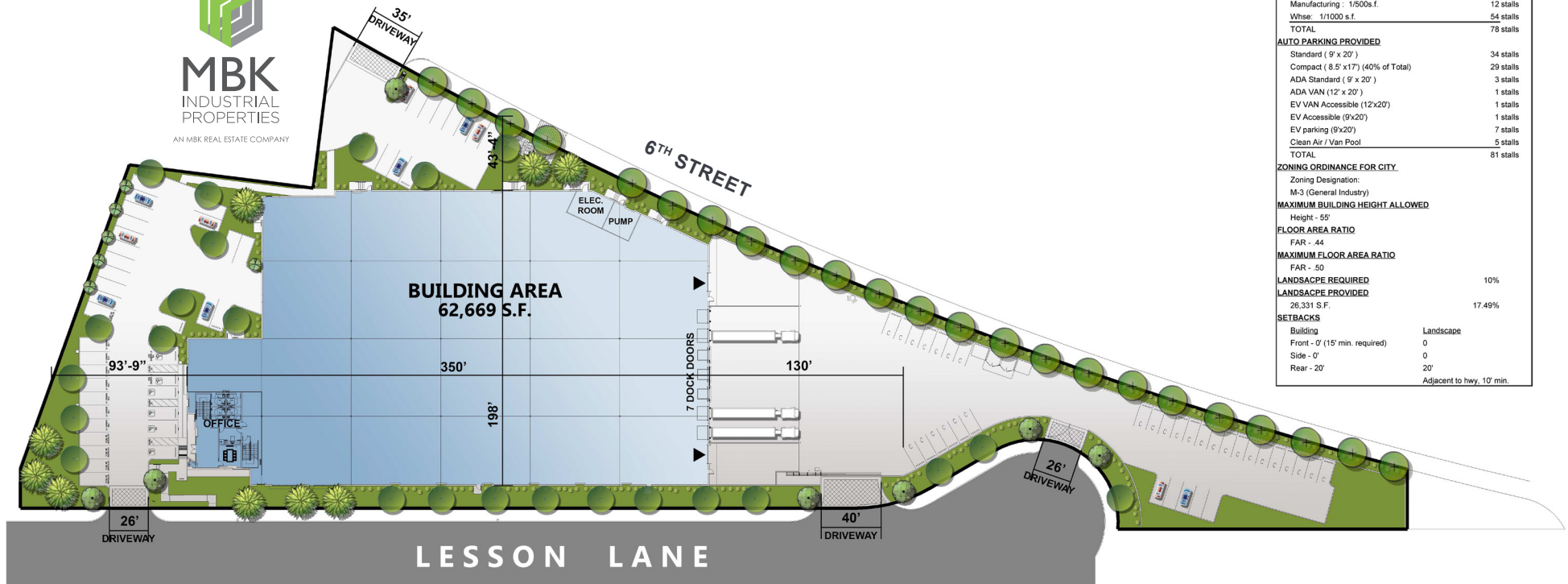
## CORONA / CALIFORNIA 92879

FOR SALE OR LEASE  
**62,669 SF**  
INDUSTRIAL BUILDING



**MBK**  
INDUSTRIAL  
PROPERTIES

AN MBK REAL ESTATE COMPANY



<b>SITE AREA</b>	
In s.f.	150,483 s.f.
In acres	3.45 ac
<b>BUILDING AREA</b>	
Office - 1st floor	1,567 s.f.
Office - 2nd floor	1,462 s.f.
Manufacturing	6,000 s.f.
Warehouse	53,640 s.f.
<b>TOTAL</b>	<b>62,669 s.f.</b>
<b>COVERAGE</b>	<b>41.6%</b>
<b>AUTO PARKING REQUIRED</b>	
Office: 1/250 s.f.	12 stalls
Manufacturing: 1/500s.f.	12 stalls
Whse: 1/1000 s.f.	54 stalls
<b>TOTAL</b>	<b>78 stalls</b>
<b>AUTO PARKING PROVIDED</b>	
Standard (9' x 20')	34 stalls
Compact (8.5' x 17') (40% of Total)	29 stalls
ADA Standard (9' x 20')	3 stalls
ADA VAN (12' x 20')	1 stalls
EV VAN Accessible (12'x20')	1 stalls
EV Accessible (9'x20')	1 stalls
EV parking (9'x20')	7 stalls
Clean Air / Van Pool	5 stalls
<b>TOTAL</b>	<b>81 stalls</b>
<b>ZONING ORDINANCE FOR CITY</b>	
Zoning Designation:	
M-3 (General Industry)	
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>	
Height - 55'	
<b>FLOOR AREA RATIO</b>	
FAR - 44	
<b>MAXIMUM FLOOR AREA RATIO</b>	
FAR - 50	
<b>LANDSCAPE REQUIRED</b>	
10%	
<b>LANDSCAPE PROVIDED</b>	
26,331 S.F.	17.49%
<b>SETBACKS</b>	
Building	Landscape
Front - 0' (15' min. required)	0
Side - 0'	0
Rear - 20'	20'
Adjacent to hwy, 10' min.	

[Home](#)

[Site Plan](#)

[Features](#)

[Office Plans](#)

[Truck Routes](#)

[Drive Times](#)

[Elevations](#)

[Maps](#)

# 1623 LEESON LANE

CORONA / CALIFORNIA 92879

FOR SALE OR LEASE

62,669 SF

INDUSTRIAL BUILDING

## // PROPERTY FEATURES //



**High Image**  
Distribution Facility



**7 Dock High Doors** (9'x10')  
with three (3) 35k lbs  
pit levelers installed



**±3.45 Acres**  
of Land



**Single-Story**  
Office-to-Suit



**2 Grade Level Doors**  
(12'x14')



**Secured**  
175'+ Truck Court



**32' Minimum**  
Clear Height



**800 Amps, 277/480 Volt**  
(Expandable to 1,200)  
Tenant to verify



**52' x 60'** Typical  
Bay Spacing



**ESFR Sprinkler System**  
(K25 heads @ 45 psi)



**Large Secured**  
Outside Storage Area



**Excellent Freeway**  
Access - Interstate 15  
& Highway 91

[Home](#)

[Site Plan](#)

[Features](#)

[Office Plans](#)

[Truck Routes](#)

[Drive Times](#)

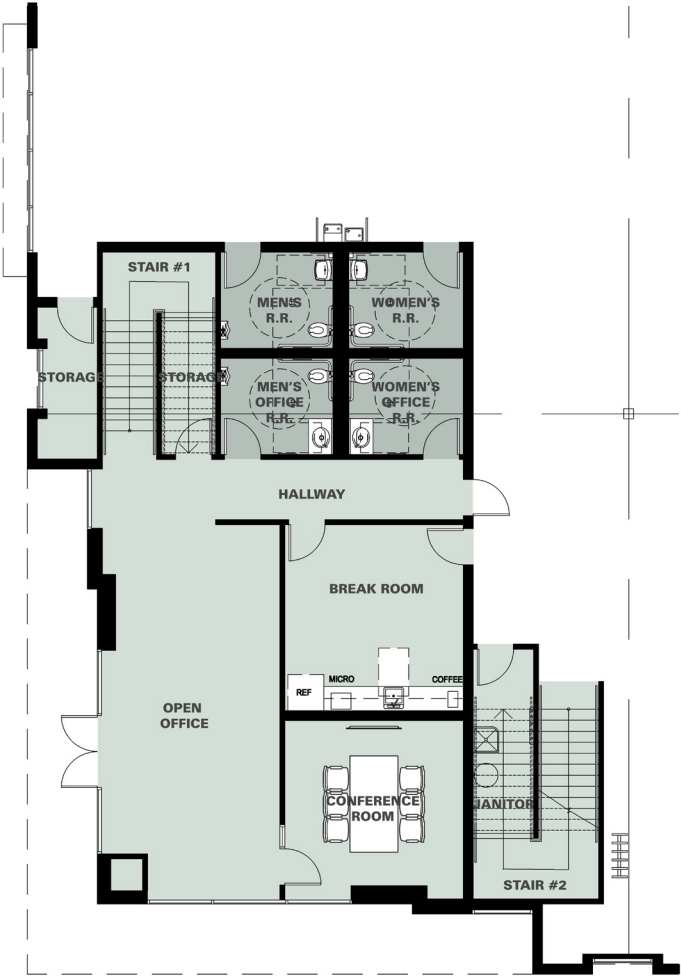
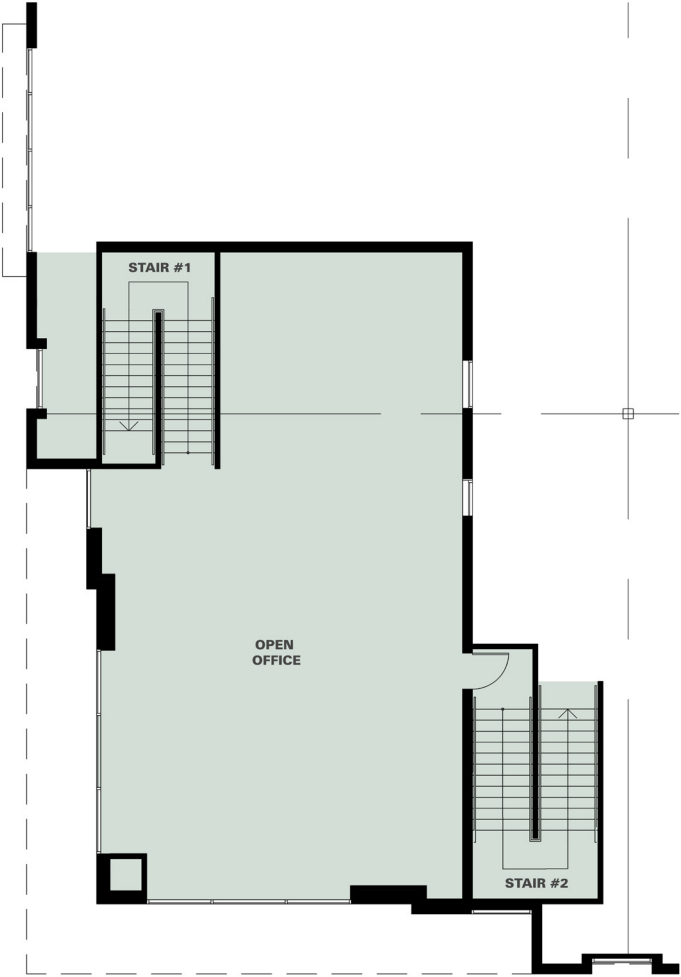
[Elevations](#)

[Maps](#)

# 1623 LEESON LANE

CORONA / CALIFORNIA 92879

FOR SALE OR LEASE  
62,669 SF  
INDUSTRIAL BUILDING





# 1623 LEESON LANE

CORONA / CALIFORNIA 92879

FOR SALE OR LEASE  
**62,669 SF**  
INDUSTRIAL BUILDING



[Home](#)

[Site Plan](#)

[Features](#)

[Office Plans](#)

[Truck Routes](#)

[Drive Times](#)

[Elevations](#)

[Maps](#)

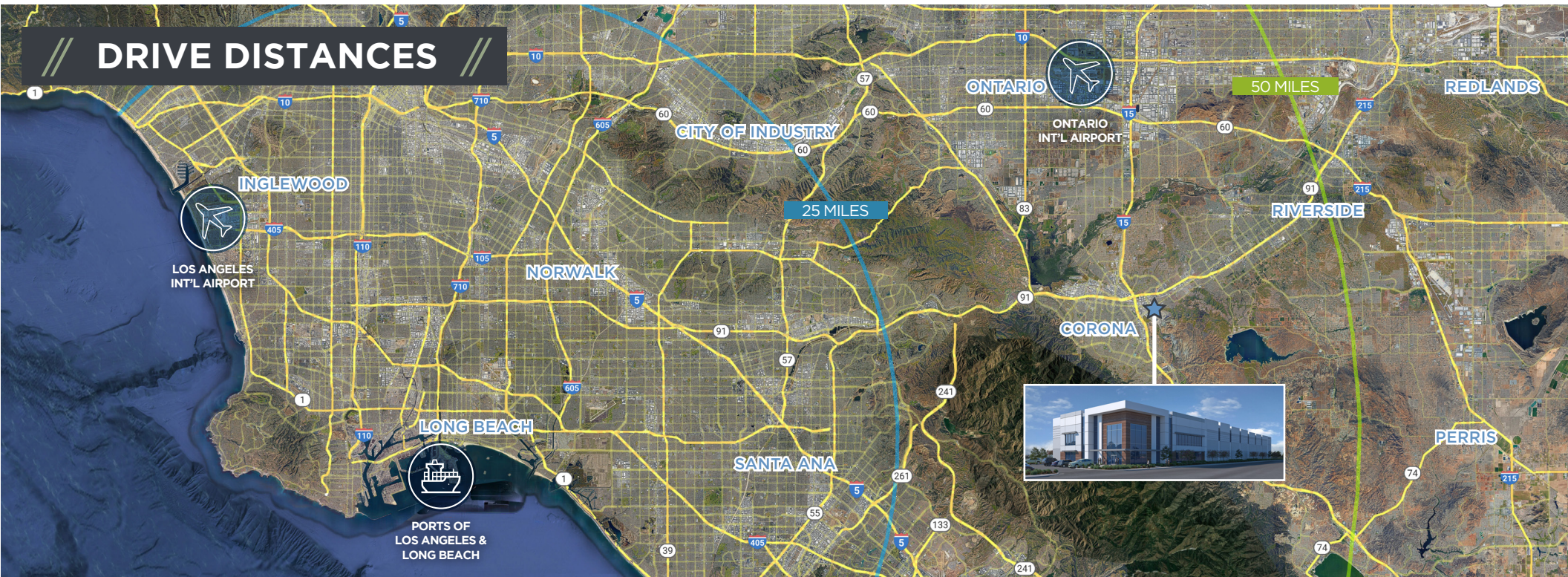


# 1623 LEESON LANE

CORONA / CALIFORNIA 92879

FOR SALE OR LEASE  
**62,669 SF**  
INDUSTRIAL BUILDING

## DRIVE DISTANCES



**0.8 MILES**

TO INTERSTATE 15

**1.7 MILES**

TO HIGHWAY 91



**18 MILES**

TO ONTARIO INT'L AIRPORT

**57 MILES**

TO LOS ANGELES INT'L AIRPORT



**50 MILES**

TO PORT OF LONG BEACH

**53 MILES**

TO PORT OF LOS ANGELES

[Home](#)

[Site Plan](#)

[Features](#)

[Office Plans](#)

[Truck Routes](#)

[Drive Times](#)

[Elevations](#)

[Maps](#)

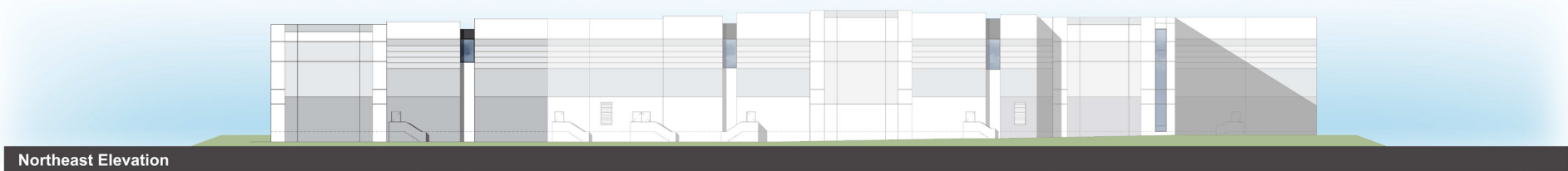
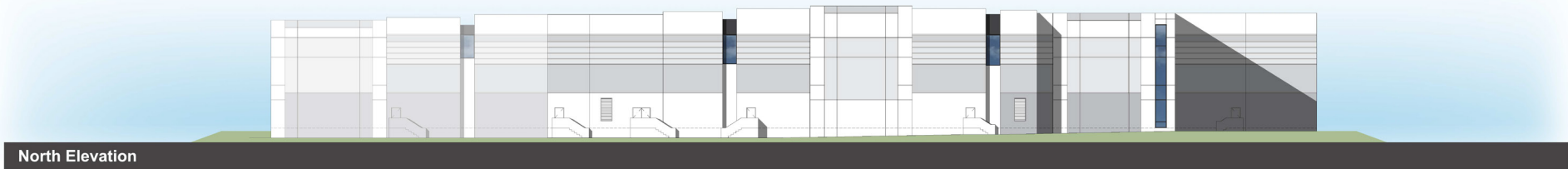
Ryan Velasquez | 909 942 4673 | ryan.velasquez@cushwake.com

Milo Lipson | 909 942 4648 | milo.lipson@cushwake.com

# 1623 LEESON LANE

CORONA / CALIFORNIA 92879

FOR SALE OR LEASE  
62,669 SF  
INDUSTRIAL BUILDING



<a href="#">Home</a>	<a href="#">Site Plan</a>	<a href="#">Features</a>	<a href="#">Office Plans</a>	<a href="#">Truck Routes</a>	<a href="#">Drive Times</a>	<a href="#">Elevations</a>	<a href="#">Maps</a>
----------------------	---------------------------	--------------------------	------------------------------	------------------------------	-----------------------------	----------------------------	----------------------



# 1623 LEESON LANE

## CORONA / CALIFORNIA 92879

FOR SALE OR LEASE  
**62,669 SF**  
INDUSTRIAL BUILDING



### RYAN VELASQUEZ

Senior Director  
+1 909 942 4673  
ryan.velasquez@cushwake.com  
CA License #01347459

### MILO LIPSON

Executive Director  
+1 909 942 4648  
milo.lipson@cushwake.com  
CA License 01253614



**CUSHMAN &  
WAKEFIELD**



**MBK**  
INDUSTRIAL  
PROPERTIES  
AN MBK REAL ESTATE COMPANY

[Home](#)

[Site Plan](#)

[Features](#)

[Office Plans](#)

[Truck Routes](#)

[Drive Times](#)

[Elevations](#)

[Maps](#)

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.