

FOR SALE

*THREE NEW FREESTANDING BUILDINGS
INDUSTRIAL, WAREHOUSE, DISTRIBUTION, CORPORATE HEADQUARTERS
CORONA, CALIFORNIA*



22,869 SF

46,944 SF

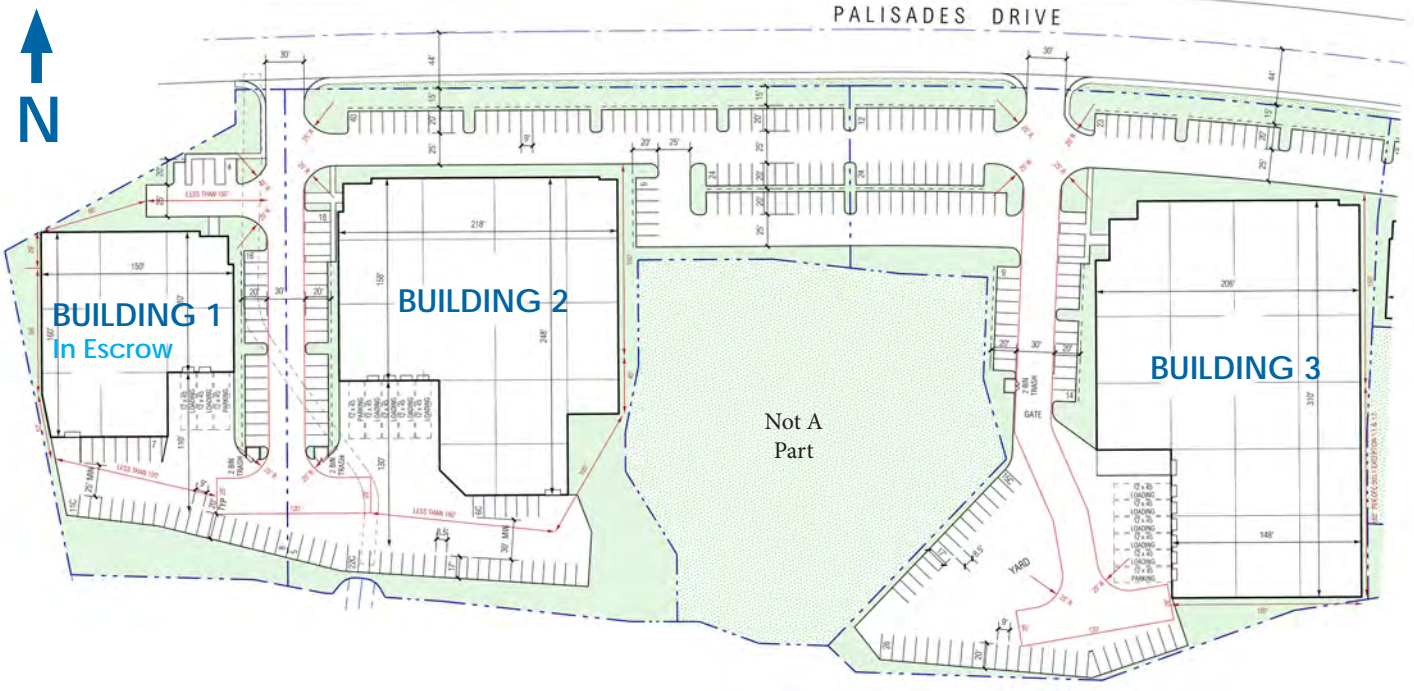
59,502 SF

ABOUT THIS OPPORTUNITY

- Rare West Corona Location. Just 3.85 miles to Orange County. Minutes to Orange, Irvine and Tustin via the 241 freeway. Easy access to all of the Inland Empire via the 91, 71, and 15 freeways.
- Reverse Commute for Orange County Residents
- State of the Art Design and Curb Appeal
- 24' and 32' Interior Warehouse Clear Height
- Dock High and Ground Level Loading
- Fenced Yard (Building 3)
- 800 Amp Power - 277/480 Volts
- Impressive two story offices, modern finishes, break room. Two sets of men's and women's restrooms and open office areas
- ESFR Fire Protection
- State of the Art LED Lighting

TURNER
Real Estate Investments

TurnerREI.com



BUILDING 1 - In Escrow

- 22,869 SF
- Office 3,929 SF
- Parking 47 Spaces
- 800 Amps Power (upgradeable)
- 24' Clear Height
- 2 Dock High Doors (9' x 10')
- 1 Ground Level Door (12' x 15')
- ESFR Fire Sprinklers
- 1.45 Acres

BUILDING 2

- 46,944 SF
- Office ±6,000 SF
- Parking 116 Spaces
- 800 Amps Power (upgradeable)
- 32' Clear Height
- 4 Dock High Doors (9' x 10')
- 1 Ground Level Door (12' x 15')
- ESFR Fire Sprinklers
- 3.095 Acres

BUILDING 3

- 59,502 SF
- Office ±6,000 SF
- Parking 112 Spaces
- 800 Amps Power (upgradeable)
- 32' Clear Height
- 5 Dock High Doors (9' x 10')
- 1 Ground Level Door (12' x 15')
- ESFR Fire Sprinklers
- 3.66 Acres



THOMAS RANCH 2620, 2740, 2780 Palisades Dr., Corona, CA 92880

HIGHLIGHTS

- **Right Time**

This new industrial building development is the first of its kind in West Corona in over 11 years. Interest rates are still near their all time historic lows. Wells Fargo has arranged for 90 % financing with no appraisal required.

- **Right Location**

Superbly located between the first and second off ramps in Corona (Green River and Auto Center/ Serfas) when traveling east from Orange County along the 91. The location is easy to reach from North OC via the 91, from Irvine and South Orange county via the 241, from Chino via the 71 and from all of Corona via side streets or the 91 Freeway. The property is easily accessible and a reverse commute from most everywhere.

- **Right Building**

Turner Real Estate Investments has put together the "A" team and has selected the best architect and contractor to deliver buildings that have a unique, cutting edge look. The materials and finishes are best in class and come with warranties. Why wait or settle for obsolete second or third generation buildings that can be made to " make work" when you can have the best.

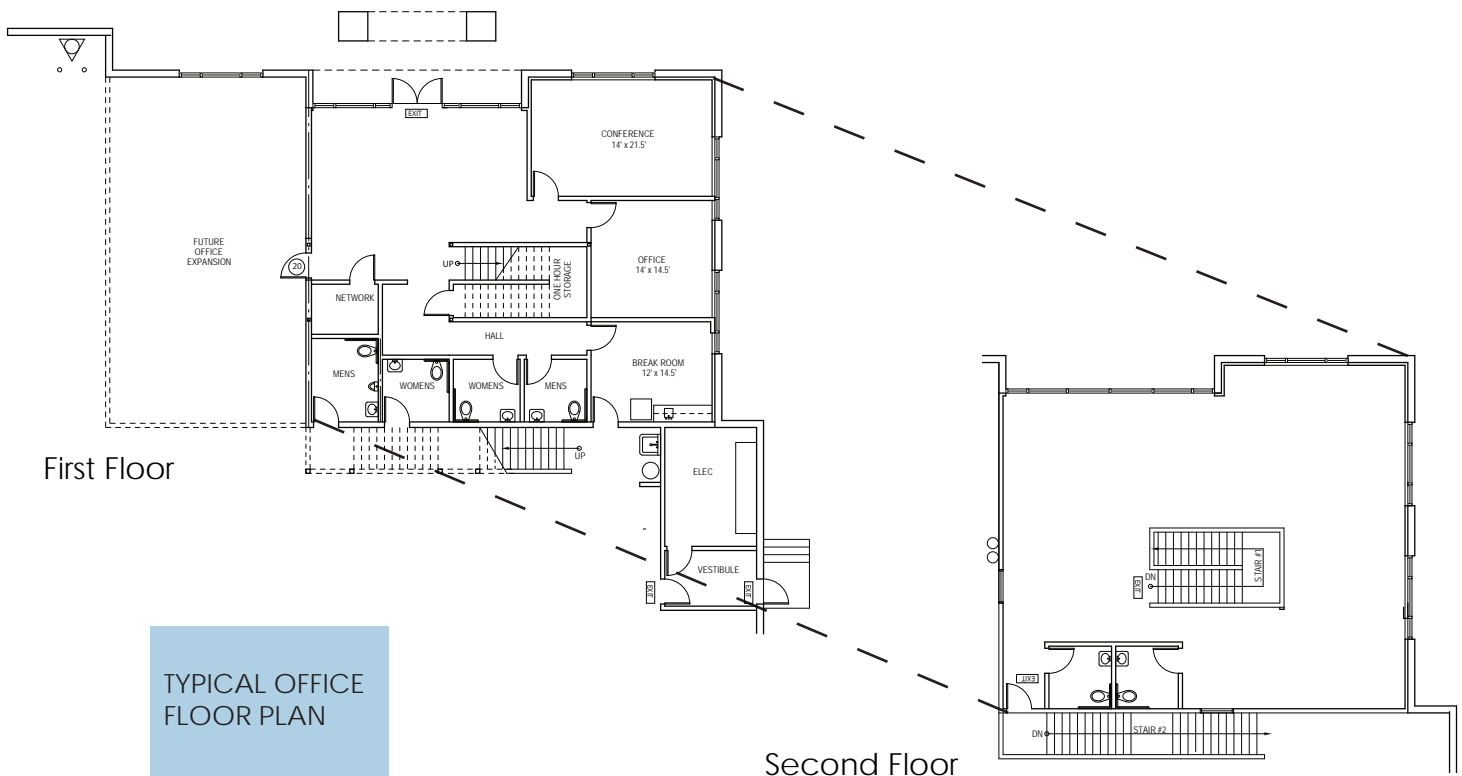
Financing Options:

Provided through Wells Fargo Bank. Please contact us for detailed information.

Preferred Lender:



DAVE FRIEDMAN
949-756-3565
VALERIE IORIATTI
949-756-7706



TYPICAL OFFICE FLOOR PLAN

Turner Real Estate Investment (TREI) believes that its reputation is at stake every time they break ground on a new project. As a result TREI has an impressive track record of delivering the "Best In Class" industrial, warehouse, flex and office buildings. TREI takes pride in every project. Attention to detail and understanding the demand of each market results in successful projects. TREI buildings are characterized by cutting-edge architecture, use of the most modern design and construction materials and great location. The Thomas Ranch project is the first ground up development in West Corona in over eight years.

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ORANGE COUNTY

71

Palisades Drive

91

Serfas Club Drive



TurnerREI.com

Voit
REAL ESTATE SERVICES

JACK FARIS, SIOR
714.935.2318
949.400.0957 cell
jfaris@voitco.com
Lic#00912766

ROBERT J. SOCCI
714.935.2314
714.721.7880 cell
rsocci@voitco.com
Lic#00936016

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