



1 BUILDING AVAILABLE • 231,000 SF

This state-of-the-art development is strategically located off the 91 freeway and Lincoln Ave. The site is within 30 minutes of Orange, Riverside and San Bernardino counties. With a large labor pool, and a pro-industrial city, Shea Center West Corona offers all industrial users a place to call home.

Shea Center West Corona offers an excess of parking for heavy industrial companies. Each building has secured yard potential. It is less than one mile from major freeway interchanges with both east and west access.

For more information about Shea Center West Corona and to view a current list of available space, visit SheaProperties.com.

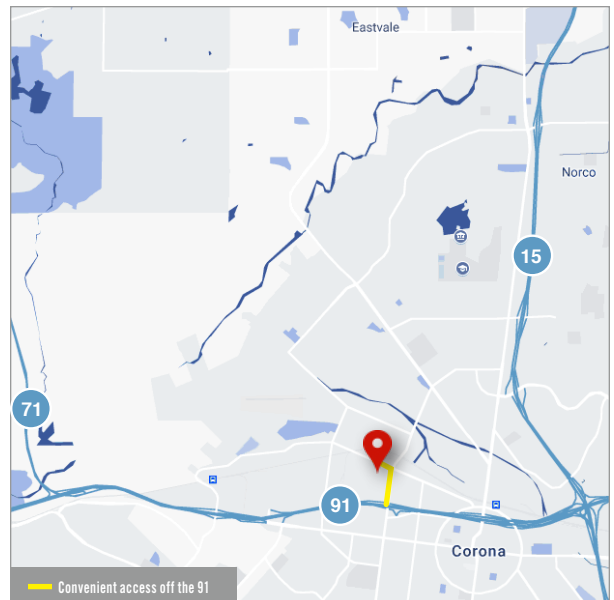


Shea Center West Corona industrial center.



Building Features & Amenities:

- Convenient access to the 91, 15 and 71 freeways
- Clear heights of 32'
- Dock high and ground-level loading doors
- 2,000 amp, 3 phase, 277/480v power
- ESFR sprinkler system
- Skylights / painted interior wall / white scrim
- Includes 2-story office space (2,000 SF - 4,000 SF)
- 1.6/1000 parking
- Potential secured yards
- 140' truck court area



Location Map

CBRE

Ben Seybold (LIC. 01081310) • (714) 371-9233 • ben.seybold@cbre.com
 Sean Ward (LIC. 01415499) • (714) 371-9222 • sean.ward@cbre.com
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AERIAL

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SITE PLAN

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North Elevation Building 2



East Elevation Building 2



West Elevation Building 2



South Elevation Building 2

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ELEVATIONS