

INDUSTRIAL BUILDING INFORMATION SHEET

Date: June 15, 2026Available Bldg: 2,417 sq.ft.Total Bldg: 50,130 sq.ft.Project Name: Mc Kinley Business CenterLand Size: N/A sq.ft.Address: 2175 SampsonUnit: 121 & 122City: CoronaZone: LC1Near: Mc Kinley & SampsonZip: 92879**TERMS:**Lease Price: \$ 3,746.00 Per MonthTotal CAM: \$ 282.00Sales Price: \$ NFSPer Sq. Ft.: \$ 1.55 Per MonthCAM: \$ 242.00

Per Sq. Ft.: \$

Net/Gross: GrossHVAC: \$ 40.00

Financing:

Terms: 1-2 YrsWater: \$ -

Terms:

C.O.L.A.: : \$ -Sub-Lease: : \$ -

Taxes:

Expires: Gardening: \$ -

Insurance:

Deposits: Rent + Total CAM +**BUILDING SPECIFICATIONS:**Construction: Concrete Tilt-upSprinklered: YesYear Built: 1991Gas NORoof Type: CompositionClear Height: 14'Shop Htg.: noneA/C: Bay Sizes: Skylights: 2Lighting: Flour.Bldg Dimensions: Stories: 1Shop Restrooms: M FOther Building Features: Power: 100 AmpsGround Level Loading: # N/ASize:

#

Size: 120/208 VoltsTruck Well Loading: # Size:

#

Size: 3P Phase/WireDock Hi Loading: # Size:

#

Size: **OFFICE SPECIFICATIONS:**Square Footage: 2,417No. of Offices: 1Stories: 1Mezz.: NoRestrooms: M 2 FHeating: CentralA/C: CentralCoffee Bar: NoOther Office Features: **LAND:**Parking: 2:1Acres: n/APaved: N/ASquare Feet: Yard: N/AFenced: N/ADimensions: N/A**AVAILABILITY/ACCESS:**Available Date: 8/1/2026Access: Tenant (Tony)Phone #: 951-833-4657 (Tony's Cell)Notes: Ten. is tentatively going to be out by July 31st but it could possibility be delayed until August 31st. OFFICE ONLY

The undersigned Owner, Lessor, Sub-Lessor, or Authorized agent, hereinafter referred to as "Owner" has read the above "Industrial Building Information Sheet" and finds the information to be true and correct to the best of their knowledge. The undersigned Owner agrees to hold Martin Associates Brokerage and its agent harmless from all and any representations made regarding the above.

OWNER:Accepted and Agreed: Christy Now 6/15/26**AGENT(S):**