

A CBRE NATIONAL PARTNERS INDUSTRIAL INVESTMENT OPPORTUNITY

1230

RAILROAD ST.

CORONA, CA

RAILROAD ST

N. LINCOLN AVE

1230 Railroad St



AVAILABLE FOR IMMEDIATE OWNER OCCUPANCY

- | Vacant High-Quality Industrial Building Totaling 59,950 SF
- | Strategic Distribution Location With Immediate Access to SR-91 & I-15

CBRE National Partners

The Offering

CBRE, Inc. is pleased to announce an opportunity to acquire 1230 Railroad Street, a 59,950 SF industrial building in the highly desirable Inland Empire market. **The Property will be delivered vacant providing an exceptional opportunity for immediate owner-user occupancy.**

The site is situated on 2.87 acres and features 4 ground level and 2 dock high loading positions, heavy power and frontage on Railroad Street. The Property will be delivered vacant providing an exceptional opportunity for immediate owner-user occupancy in one of the Inland Empire's most sought-after industrial submarkets.

Corona has the lowest vacancy rate in the IEE at 3.9% and 300K SF of gross activity in Q1 2026. This strategic distribution site has immediate proximity to SR-91 and I-15. Corona provides access to 15 million people within 50 miles and offers beneficial drayage costs due to its proximity to the Ports of LA and Long Beach.

PROPERTY SUMMARY

Total Area SF	59,950
Acreage	2.87
Dock High Positions	2
Drive In Doors	4
Clear Height	22'
% Office	5%
Occupancy	0%



Property Highlights

HIGH-QUALITY INDUSTRIAL BUILDING IN THE INLAND EMPIRE

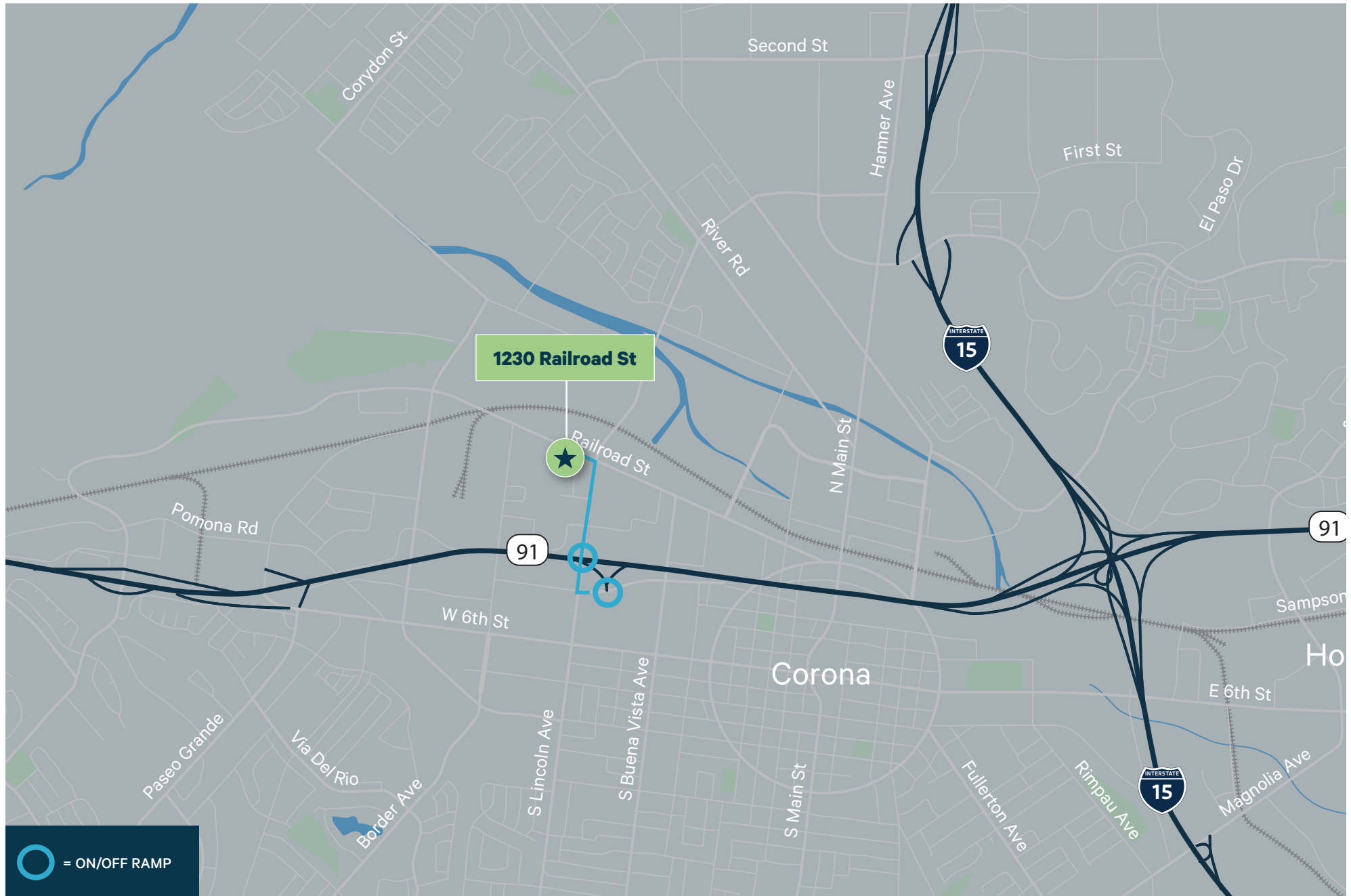
- 4 drive-in doors & 2 dock-high loading positions
- 22' Clearance
- Heavy Power (1,600 amps)
- T-5 Motion Sensor Lighting
- Recent capital improvements including updated painting and parking lot reslurry
- Attractive purchase price relative to replacement cost (\$309 PSF)

STRATEGIC INLAND EMPIRE LOCATION

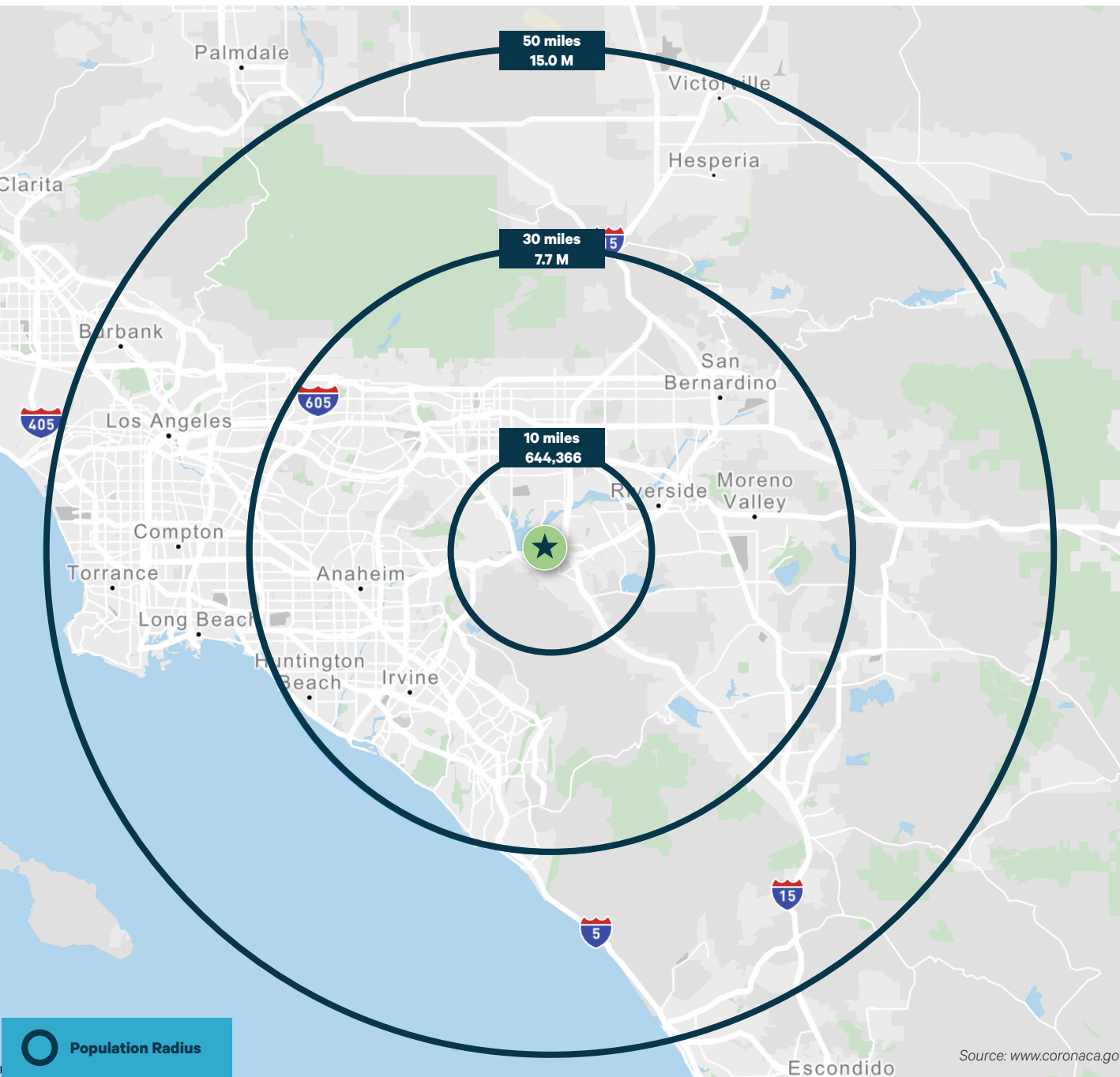
- A++ location within minutes of the SR-91 and I-15 freeways
- Beneficial drayage costs due to proximity to the Ports of Los Angeles and Long Beach, 49 miles away
- Strategic e-commerce location proximate to nearly 15 million people within a 50-mile radius and 26 UPS, FedEx and OnTrac hubs within a 25-mile radius
- The city of Corona is “business friendly” with no utility, payroll, or inventory tax



Immediate Access to Major Arterials I-15 & SR-91



Business-Friendly City of Corona



CITY OF CORONA BUSINESS TAX RELIEF

WHO CAN APPLY:

Business automatically qualify when located within Corona.

INCENTIVE DETAILS:

The city of Corona charges no utility, payroll, or inventory tax. Additionally, there is no sales tax for Corona.

Proximity to a fast-growing population of 25 million in Southern California.

Strong Corporate Neighbors





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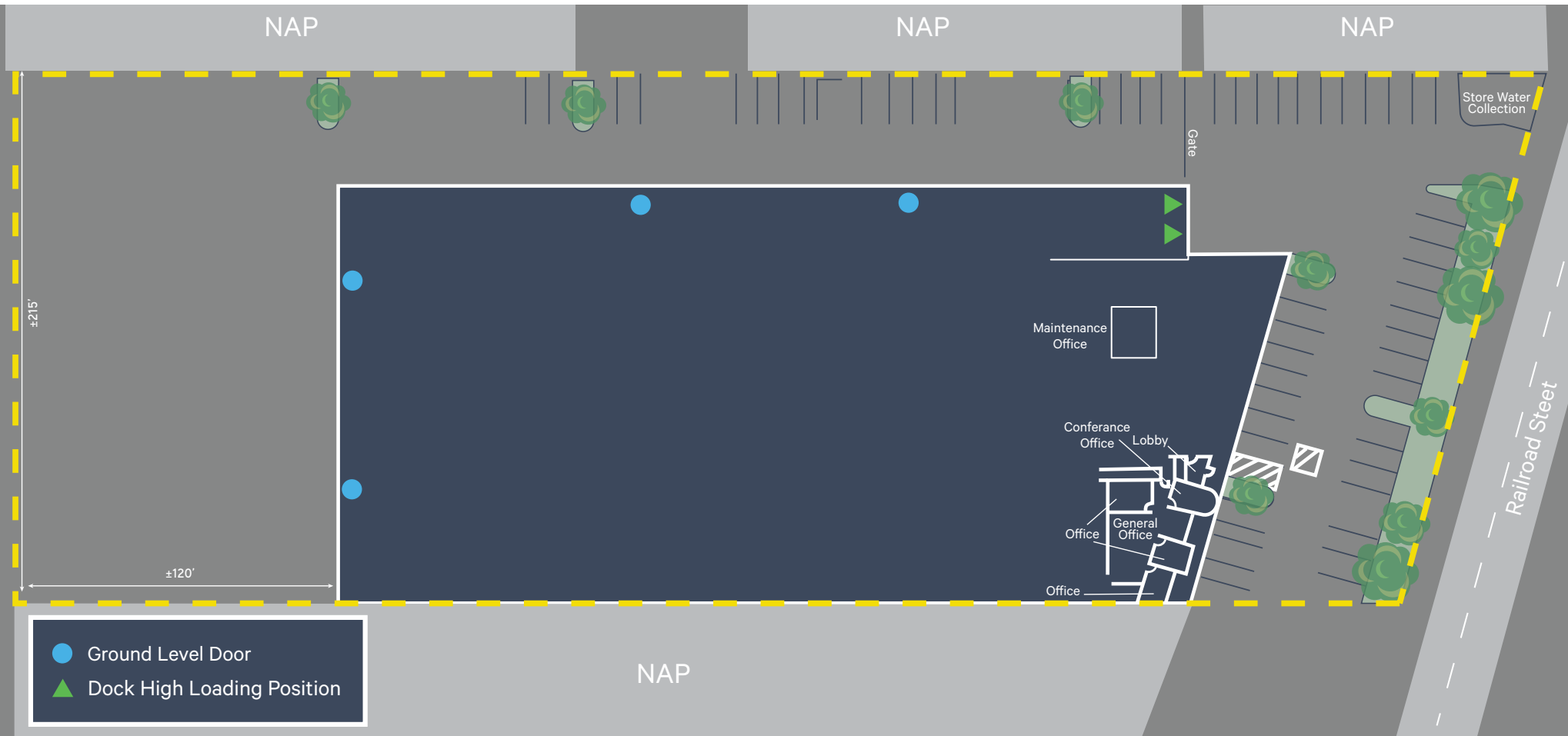
Property Overview

Property Overview

OVERVIEW	
ADDRESS	1230 Railroad St., Corona, CA
OCCUPANCY	0%
INDUSTRIAL MARKET	Inland Empire
INDUSTRIAL SUBMARKET	Corona
PARCEL NUMBER	118-160-046
BUILDING SIZE	
TOTAL RENTABLE AREA (SF)	59,950
LAND SIZE (AC)	±2.87
FAR	48%
OFFICE SF / %	2,896/5%
NUMBER OF BUILDINGS	1
BUILDING FEATURES	
YEAR BUILT	1985
CLEAR HEIGHT	22'
CAR PARKING	55
DOCK-HIGH LOADING POSITIONS	2
GROUND LEVEL DOORS	4
ZONING	M1 (Light Manufacturing)
CONSTRUCTION OVERVIEW	
CONSTRUCTION TYPE	Concrete Tilt Up
ROOF	Built Up Composition Over Plywood
SPRINKLERS	.33 GPM / 2,500SF
ELECTRICAL	Heavy Power (1,600 amps)
LIGHTING	T-5 Motion Sensor Lighting
HVAC	Roof Mounted HVAC units in office
SKYLIGHTS	Yes



Site Plan - 1230 Railroad Street



Interior Photos



1230

RAILROAD ST.

CORONA, CA

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