

# ±1.9 - 5 Acres Yard Storage Available For Lease

260 N SMITH AVENUE, CORONA, CA



Smith Ave



**SHY ASSAR**, MBA, MRED  
Senior Vice President, Partner  
(909) 545-8091  
sassar@voitco.com  
Lic. # 01964667

**IAN OZIMEC**, CCIM  
Senior Associate  
(909) 545-8001  
iozimec@voitco.com  
Lic. # 02040261

**BRADEN SPRENGER**, MSRE  
Associate  
(714) 833-9623  
bsprenger@voitco.com  
Lic. # 01202806

**STEVE SPRENGER**  
Vice Chairman  
(714) 264-3993  
steve.sprenger@nmrk.com  
Lic. # 01202806

**RANDY LOCKHART**  
Vice Chairman  
(909) 974-4067  
randy.lockhart@nmrk.com  
Lic. # 00974981

## PROPERTY FEATURES



Prime West Corona Location



M-2 Zoning



±1,200 SF of Office



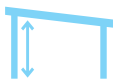
Two (2) ±10,000 SF  
Metal Warehouse Buildings



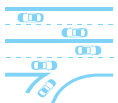
20' Clearance



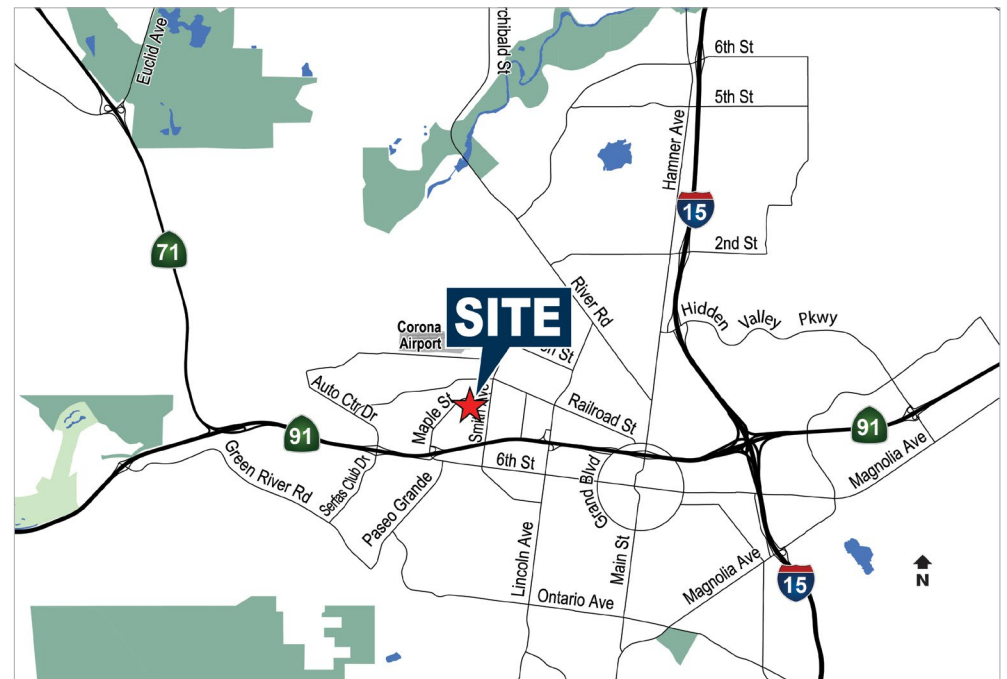
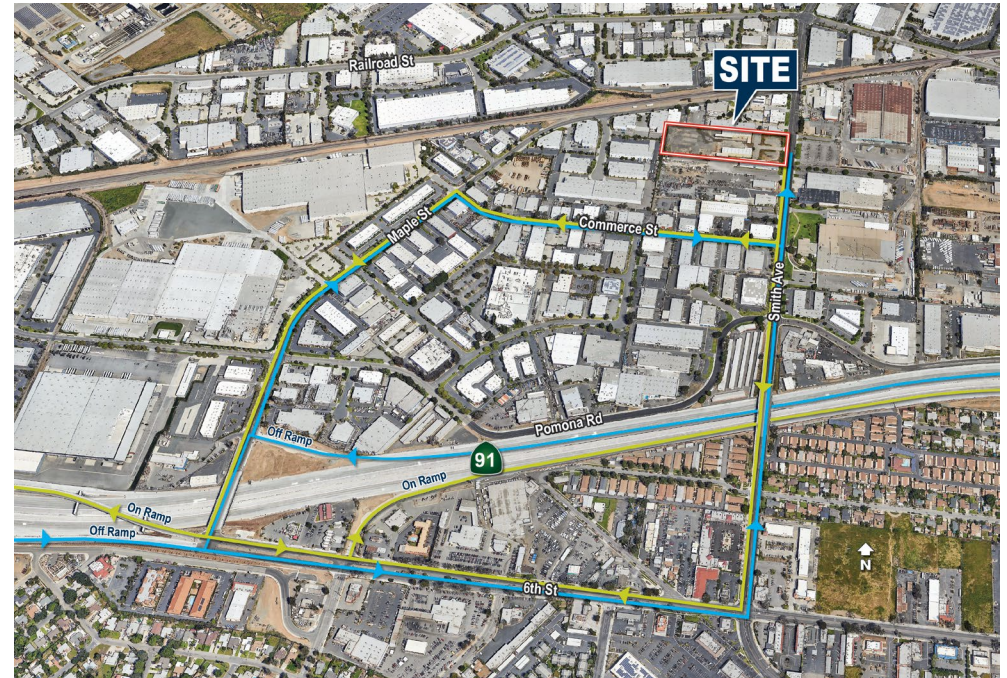
Eight (8) Oversized Ground-Level Doors

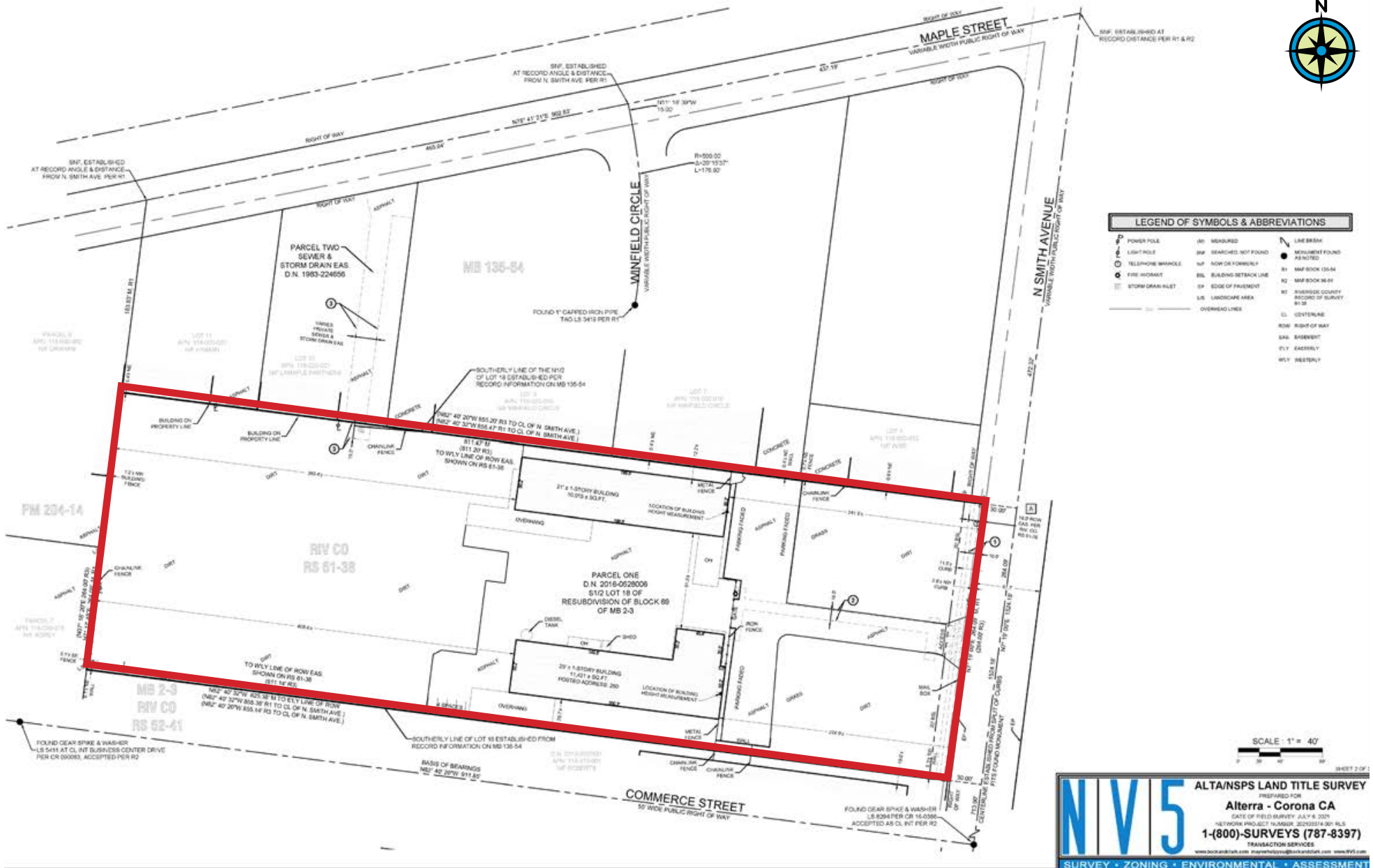


Three (3) Outside Covered Areas

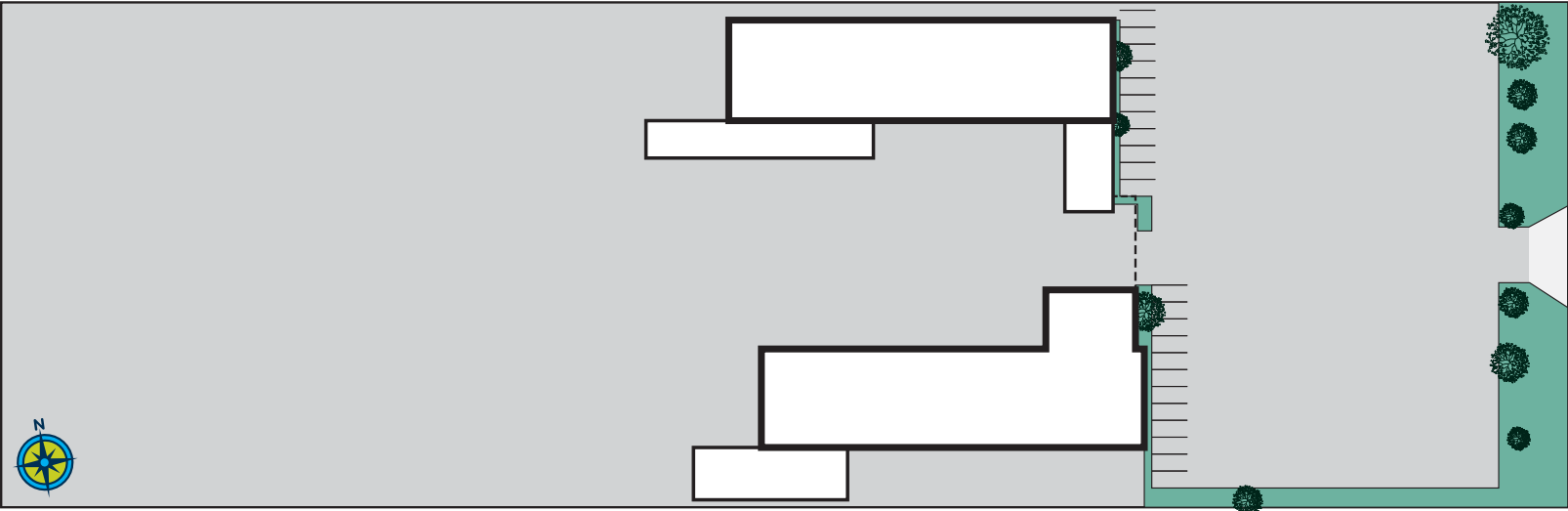


Minutes from the 15, 71 & 91 Freeways  
and Two (2) Corona Metrolink Stations

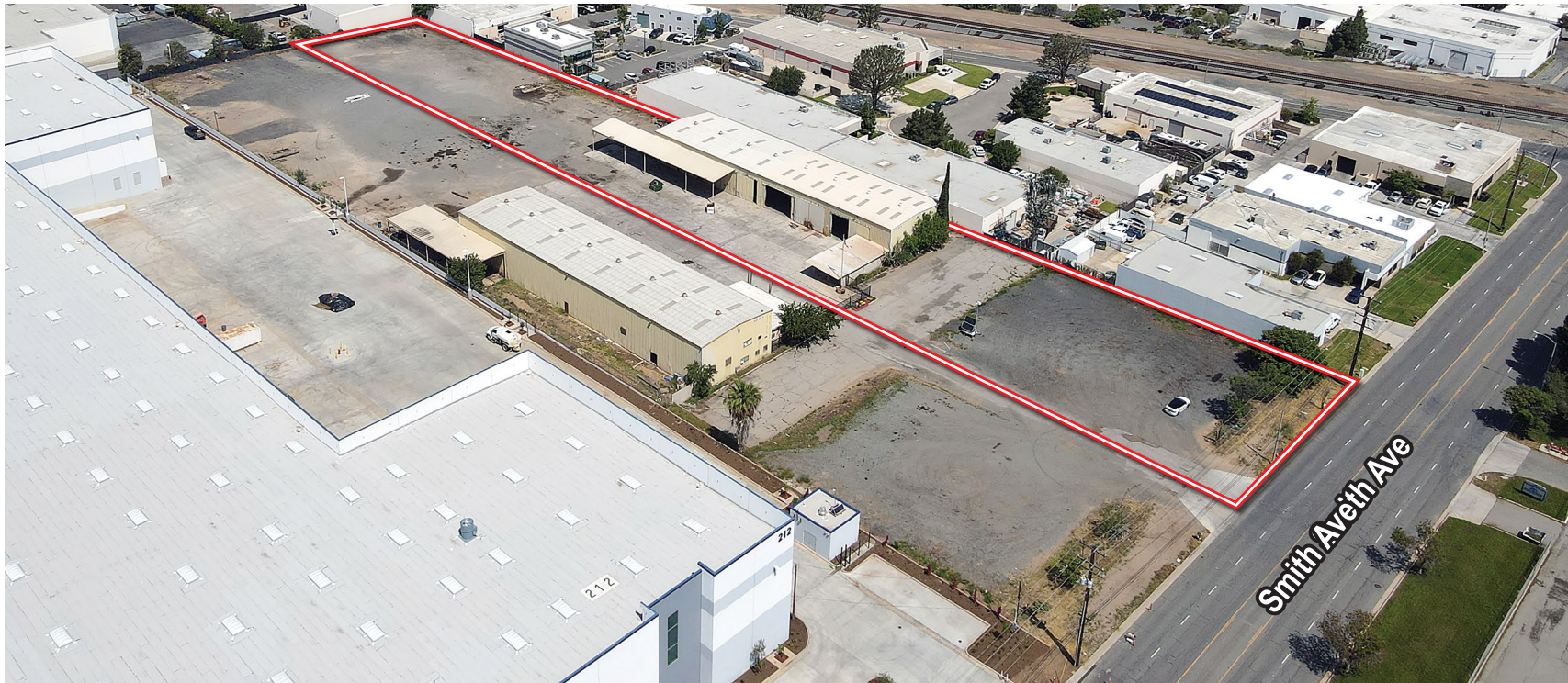
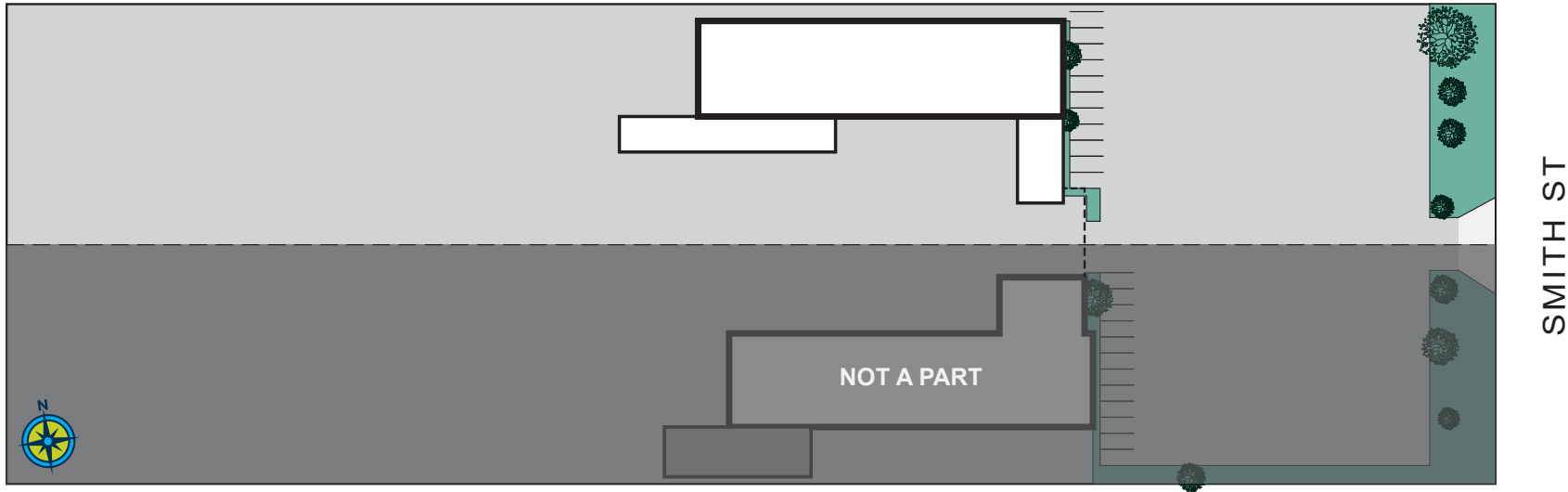




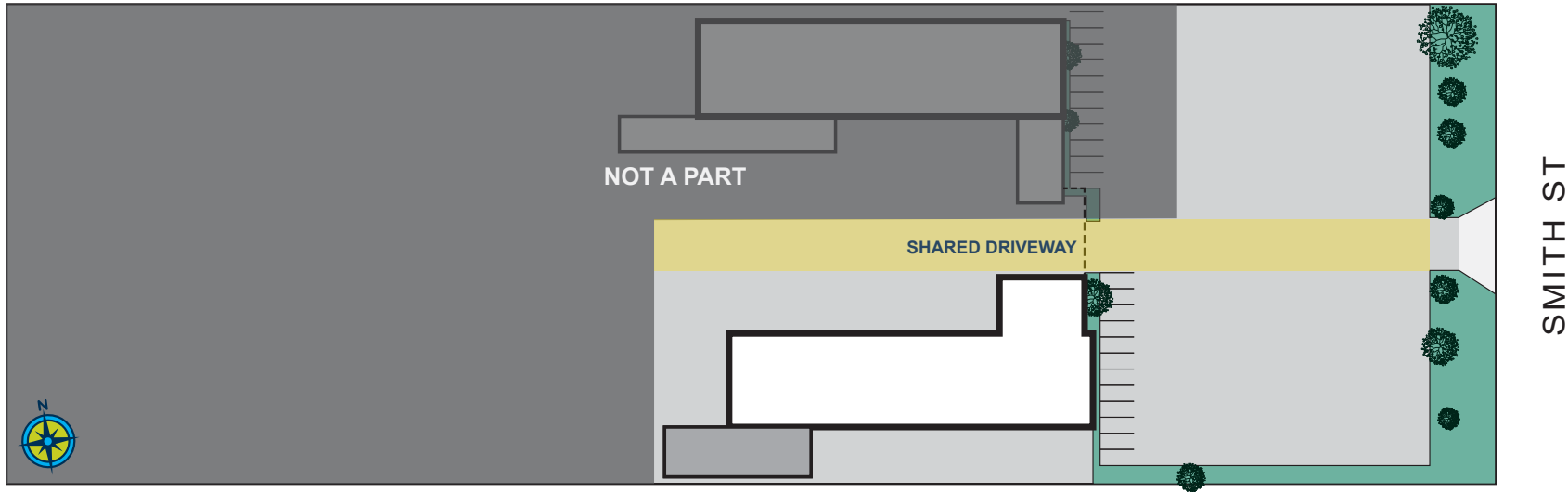
### Tenant Site Plan 1: ±20,000 SF on ±5 Acres



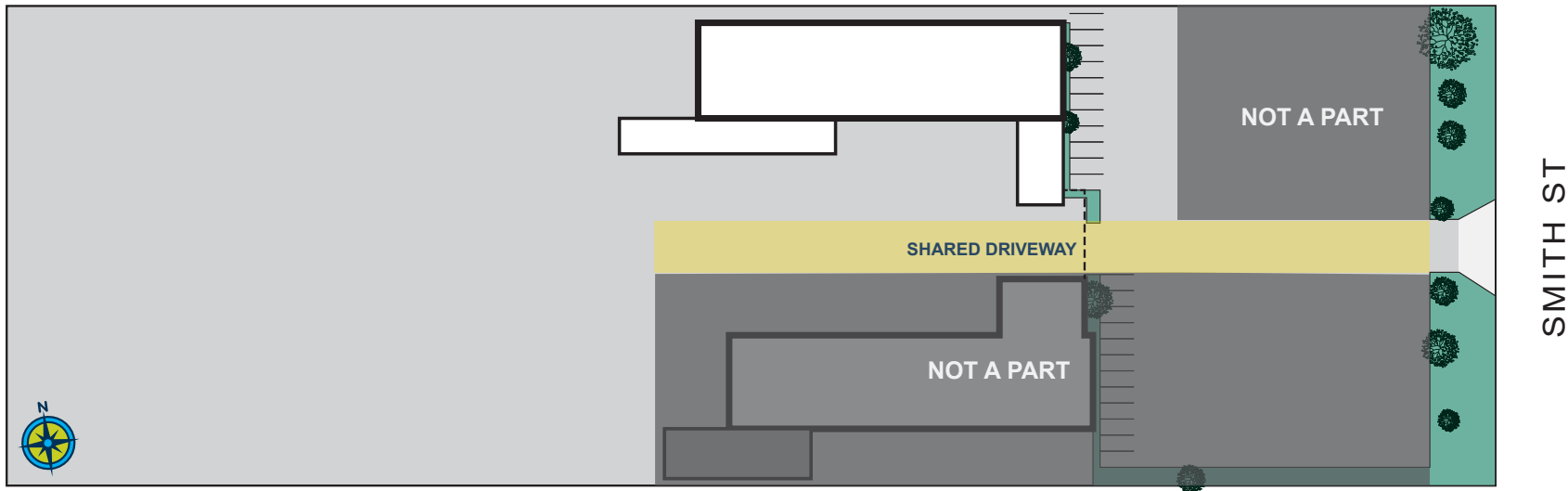
## Tenant Site Plan 2: ±10,000 SF on ±2.5 Acres



### Tenant Site Plan 3: ±10,000 SF on ±1.90 Acres

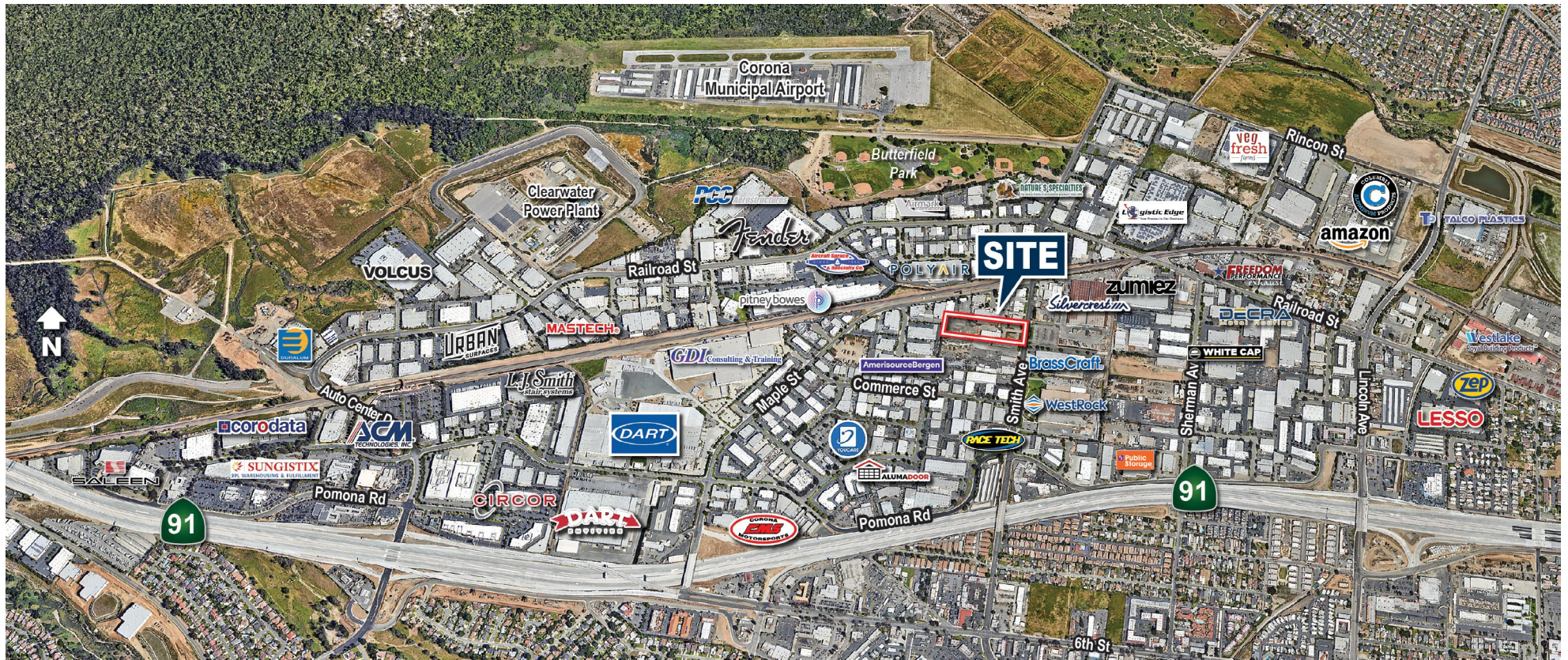


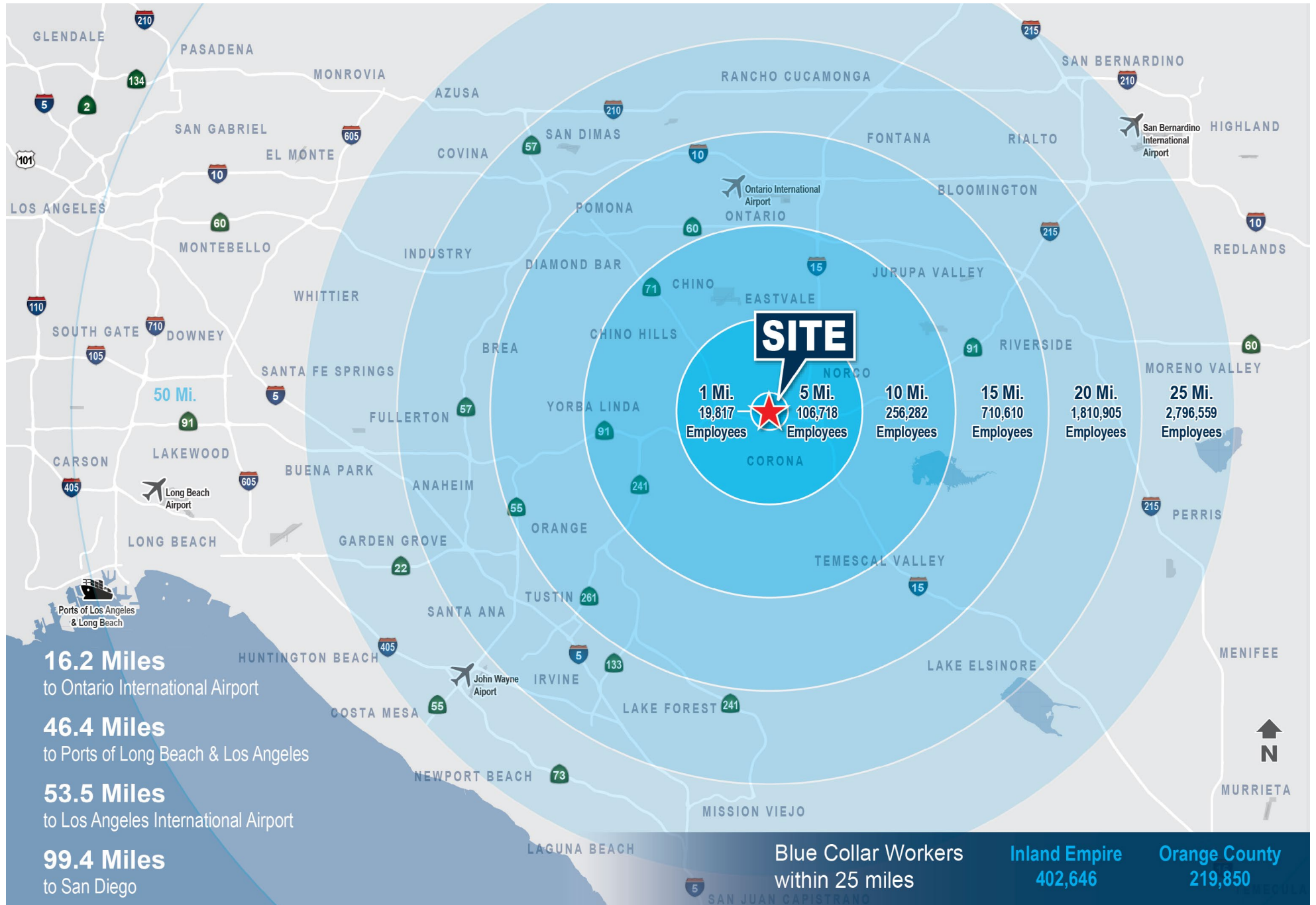
### Tenant Site Plan 4: ±10,000 SF on ±3.1 Acres



## LOCATION

- 13.9 miles from Ontario Int'l Airport (26 min) and 27.2 miles from SNA John Wayne/Orange County Airport (34 min)
- Located in the Inland Empire, in West Corona, only 10 miles from the border of Orange County
- 1.2 miles (4 min) from the 91 Freeway Lincoln Ave On/Off Ramps and 3.1 miles (9 min) from the I-15 Freeway Hidden Valley Parkway On/Off Ramps





# ±1.9 - 5 Acres Yard Storage Available For Lease

260 N SMITH AVENUE, CORONA, CA



For More Information, Please Contact:



**SHY ASSAR**, MBA, MRED  
Senior Vice President, Partner  
(909) 545-8091  
sassar@voitco.com  
Lic. # 01964667

**IAN OZIMEC**, CCIM  
Senior Associate  
(909) 545-8001  
iozimec@voitco.com  
Lic. # 02040261

**BRADEN SPRENGER**, MSRE  
Associate  
(714) 833-9623  
bsprenger@voitco.com  
Lic. # 01202806

**STEVE SPRENGER**  
Vice Chairman  
(714) 264-3993  
steve.sprenger@nrmk.com  
Lic. # 01202806

**RANDY LOCKHART**  
Vice Chairman  
(909) 974-4067  
randy.lockhart@nrmk.com  
Lic. # 00974981



REAL ESTATE SERVICES

3280 E. Guasti Road Suite 100  
Ontario, CA 91761 • 909.545.8000



3281 E. Guasti Road Suite 370  
Ontario, CA 91761 • 909.605.1100