



MAGNOLIA LOGISTICS CENTER

1375 Magnolia Avenue, Corona, CA

Available Q2 2027

FOR SALE OR LEASE
±92,800 - 326,700 TOTAL SF

BUILD-TO-SUIT OPPORTUNITY
OUTDOOR STORAGE POSSIBLE (W/ CITY APPROVAL)



Click or Scan to
View Location



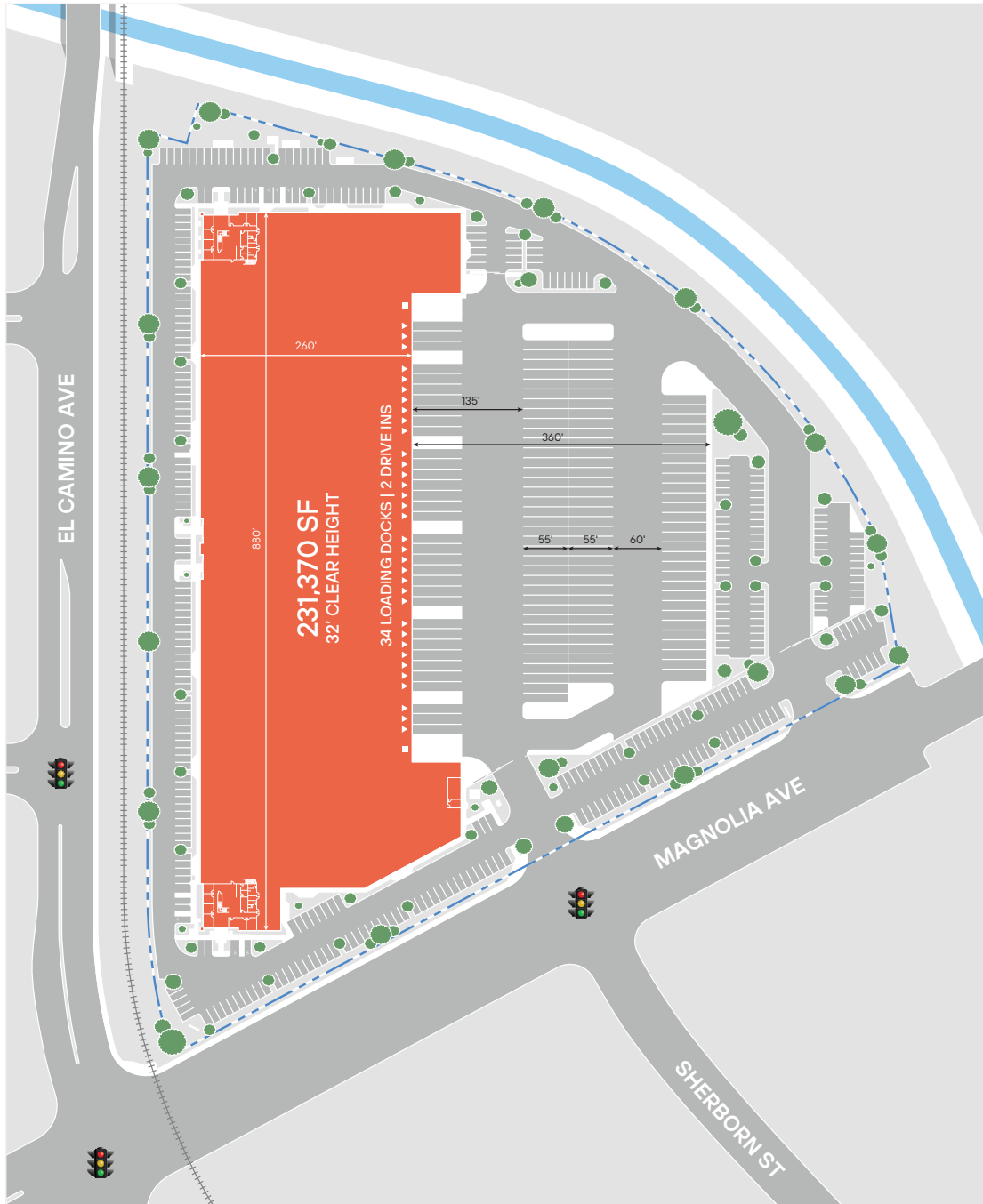
FOOD GRADE IMPROVEMENT
POTENTIAL

UP TO 4,000 AMPS OF POWER





| | BUILDING 1 | BUILDING 2 |
|----------------------------|---------------------|---------------------|
| BUILDING SF | ±233,900 | ±92,800 |
| AVAILABLE SF | ±233,900 | ±92,800 |
| OFFICE | ±7,017 (to-suit) | ±2,784 (to-suit) |
| BUILDING DIMENSIONS | 852' X 240' | 465' X 205' |
| CLEAR HEIGHT | 32' | 32' |
| COLUMN SPACING | 50' X 52' | 50' X 52' |
| SPEED BAYS | 60' | 60' |
| LOADING DOCKS | 18 | 8 |
| DRIVE-IN DOORS | 2 | 2 |
| POWER | 4,000 AMPS | 2,000 AMPS |
| TRUCK COURT DEPTH | 138' | 120' |
| LOADING FORMAT | Rear | Rear |
| CAR PARKING | 309 | 120 |
| OUTDOOR STORAGE | CITY APPROVAL | CITY APPROVAL |



BUILDING 1

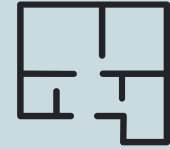
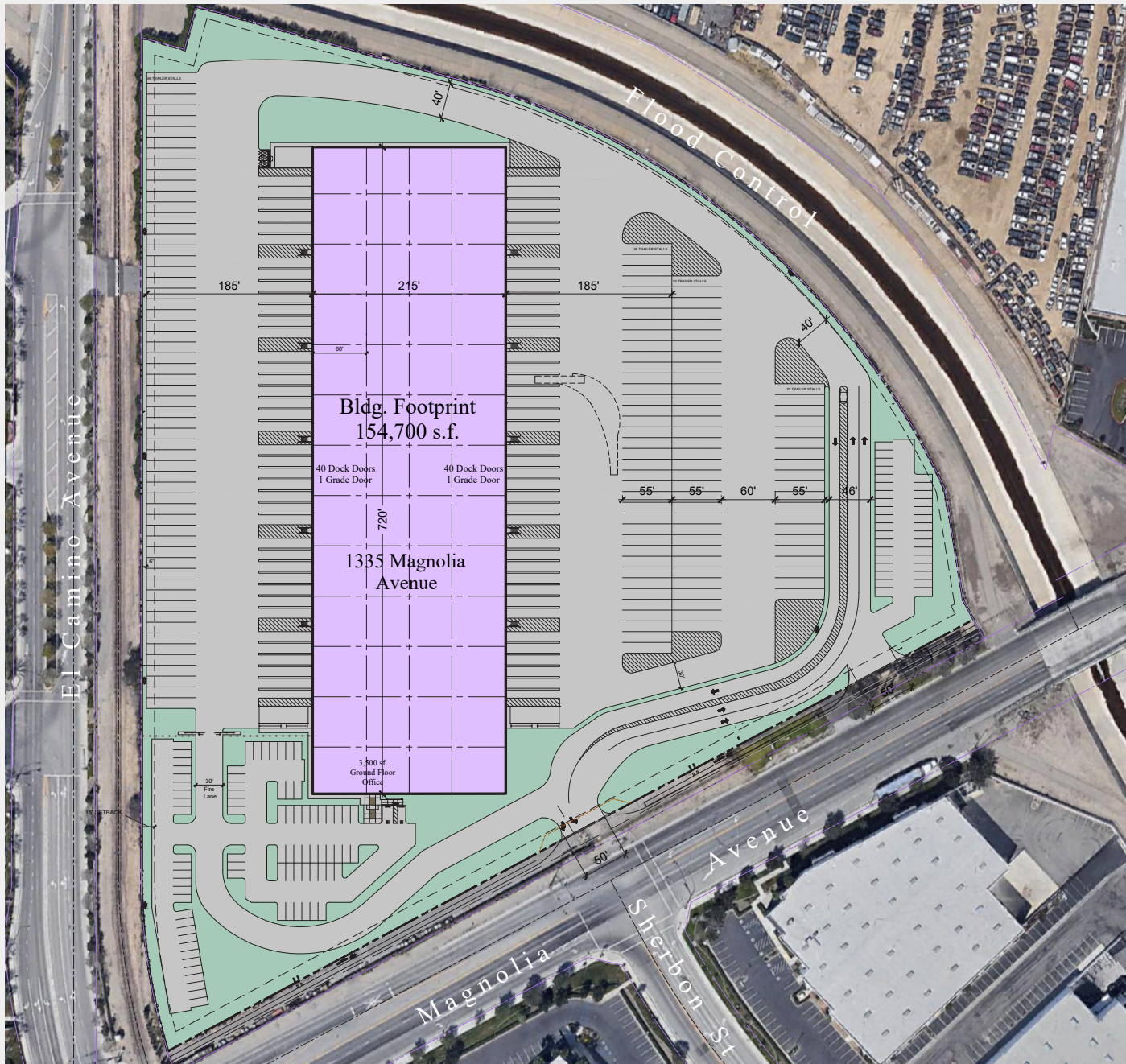
| | |
|----------------------------|------------------|
| BUILDING SF | ±231,370 |
| AVAILABLE SF | ±231,370 |
| OFFICE | ±7,017 (to-suit) |
| BUILDING DIMENSIONS | 880' X 260' |
| CLEAR HEIGHT | 32' |
| COLUMN SPACING | 50' X 52' |
| SPEED BAYS | 60' |
| LOADING DOCKS | 34 |
| DRIVE-IN DOORS | 2 |
| POWER | 4,000 AMPS |
| TRUCK COURT DEPTH | 360' |
| LOADING FORMAT | Rear |
| CAR PARKING | 309 |
| OUTDOOR STORAGE | CITY APPROVAL |



GROSS SITE AREA:
16.576 Acres / 722,065 SF

NET SITE AREA:
15.991 Acres / 696,557 SF

OCCUPANCY:
B-Office/S-Warehouse



CLEAR HEIGHT:
32'

BUILDING HEIGHT:
42'

TOTAL BUILDING AREA:
154,700 SF

TOTAL TRAILER PKG.:
150 - 12' X 55' SPACES

TOTAL DOCK DOORS:
80 DOCK POSITIONS

GRADE LEVEL RAMPS:
2 CONCRETE RAMPS



LOCATION HIGHLIGHTS

CENTRALLY LOCATED DISTRIBUTION.

Magnolia Logistics Center is strategically located at the 91 and 15 fwy interchange.

INFILL SOUTHERN CALIFORNIA MARKET.

This new development along with location positions this asset as best-in-class.

HIGH DEMAND FOR INDUSTRIAL.

The Inland Empire is currently the most desired industrial market in the country.



DRIVING DISTANCES

17 MI

Ontario Airport

25 MI

Los Angeles County

27 MI

Orange County

32 MI

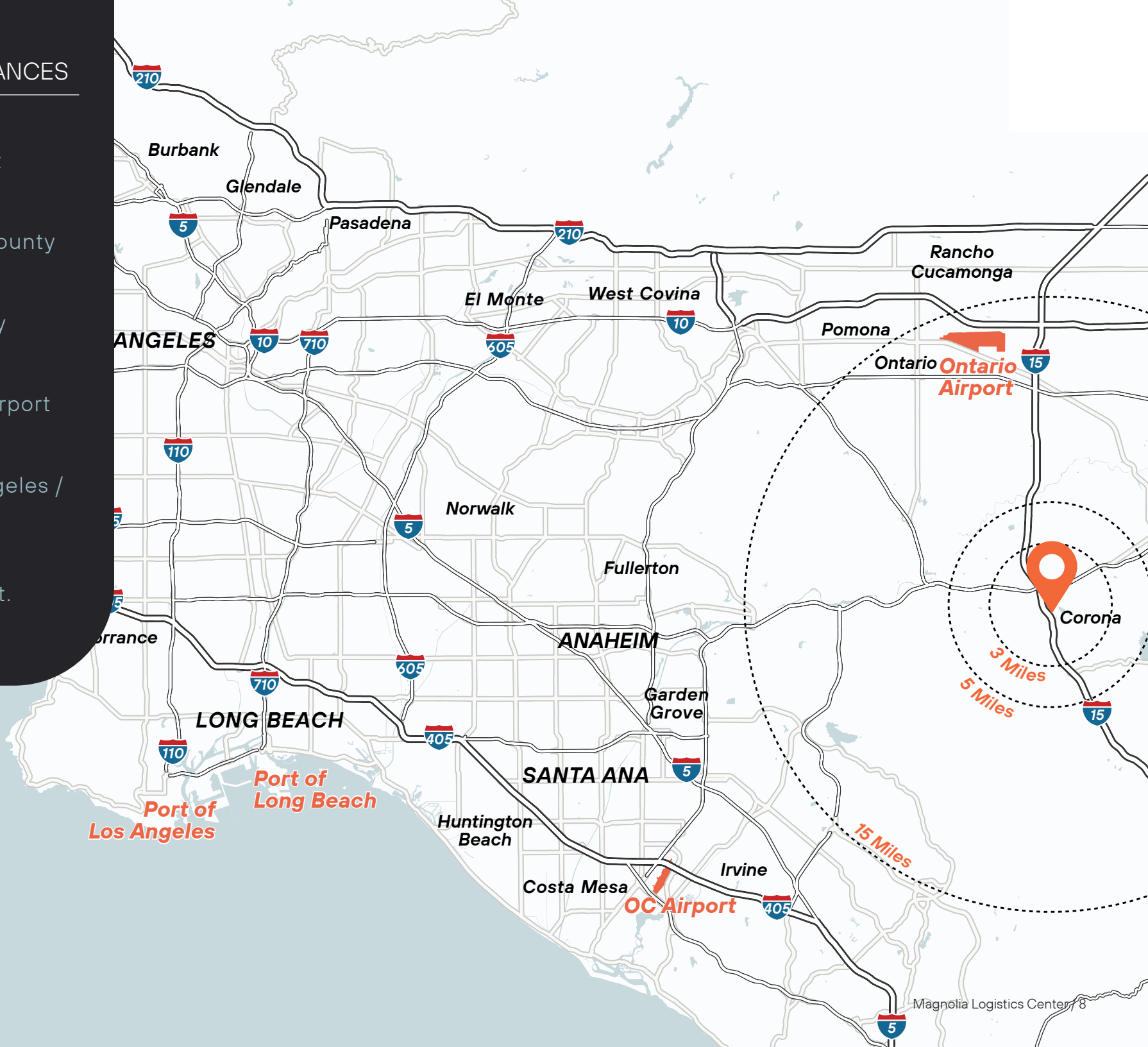
John Wayne Airport

52 MI

Port of Los Angeles /
Long Beach

57 MI

Los Angeles Int.
Airport



DEMOGRAPHICS

3 / 5 / 15 MILE RADIUS FROM SUBJECT PROPERTY

POPULATION IN 2024

116K / 249K / 1.2M

AVERAGE HOUSEHOLD INCOME IN 2024

123K / 130K / 138K

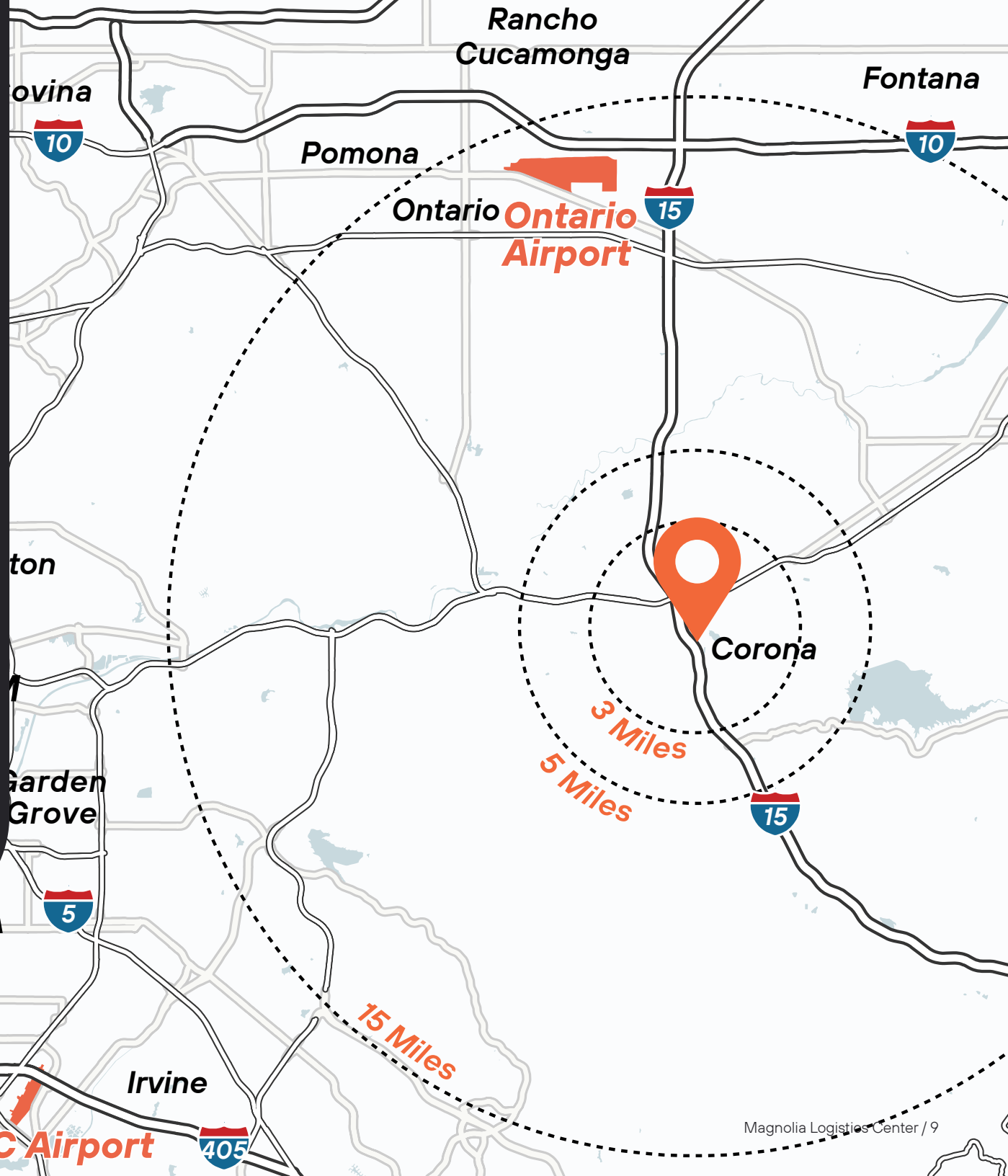
POPULATION PROJECTED IN 2029

118K / 253K / 1.3M

AVERAGE HOUSEHOLD INCOME PROJECTED IN 2029

141K / 149K / 158K

Source: ESRI





For leasing information, contact:

BRETT LOCKWOOD

brett.lockwood@cushwake.com
+1 949 930 2481
Lic. # 01495872

RANDY ELLISON

randy.ellison@cushwake.com
+1 949 930 4371
Lic. # 01469586

KYLE MCGILLEN

kyle.mcgillen@cushwake.com
+1 949 930 9229
Lic. # 01959388

ANDREW RYAN

andrew.ryan@cushwake.com
+1 949 336 3484
Lic. # 02218585

RICK ELLISON

rick.ellison@cushwake.com
+1 949 930 9231
Lic. # 01196428

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.