

451
N. COTA ST. SUITE 101

±60,216 SF INDUSTRIAL DISTRIBUTION BUILDING

±6,904 SF OF OFFICE SPACE | 6 DH & 1 GL DOORS

6 Miles
East of
Orange
County

EXPANDABLE TO ±140,433 SF

451 N. COTA STREET, SUITE 101 | CORONA CA 92878



Brett Lockwood LIC #
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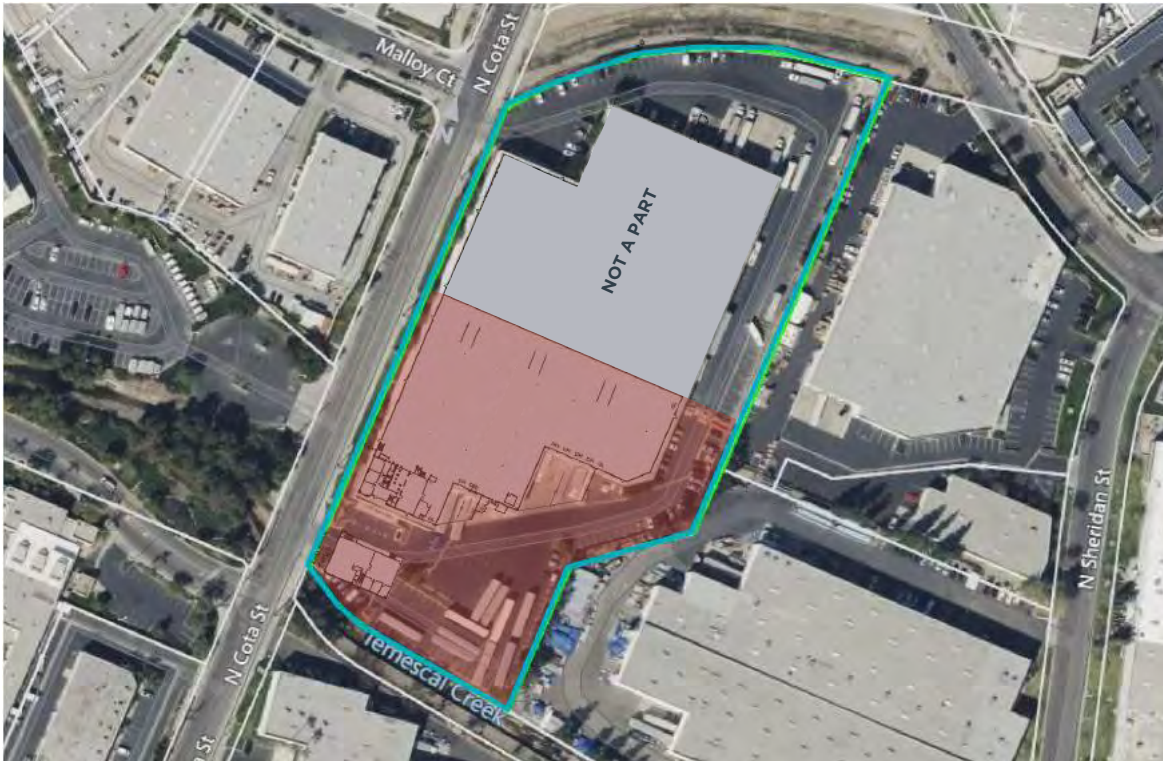
Andrew Ryan LIC #02218585
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PROPERTY OVERVIEW

451
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PROPERTY FEATURES

- ±6,904 of 2 Story Office Space
- 24' Minimum Warehouse Clearance
- 6 DH Doors
- 1 GL Door
- Trailer Storage Space
- 0.5/2000 Sprinkler System
- Electrical Service: 600 Amps; 277/480V
- Secured Fenced Yard
- Ample Parking
- Potential to Expand
- Flexible M1 Zoning
- Ample Amenities Nearby
- Premier Central Corona
- Direct Access to 91 & 15 FWY's
- Expandable to ±140,433



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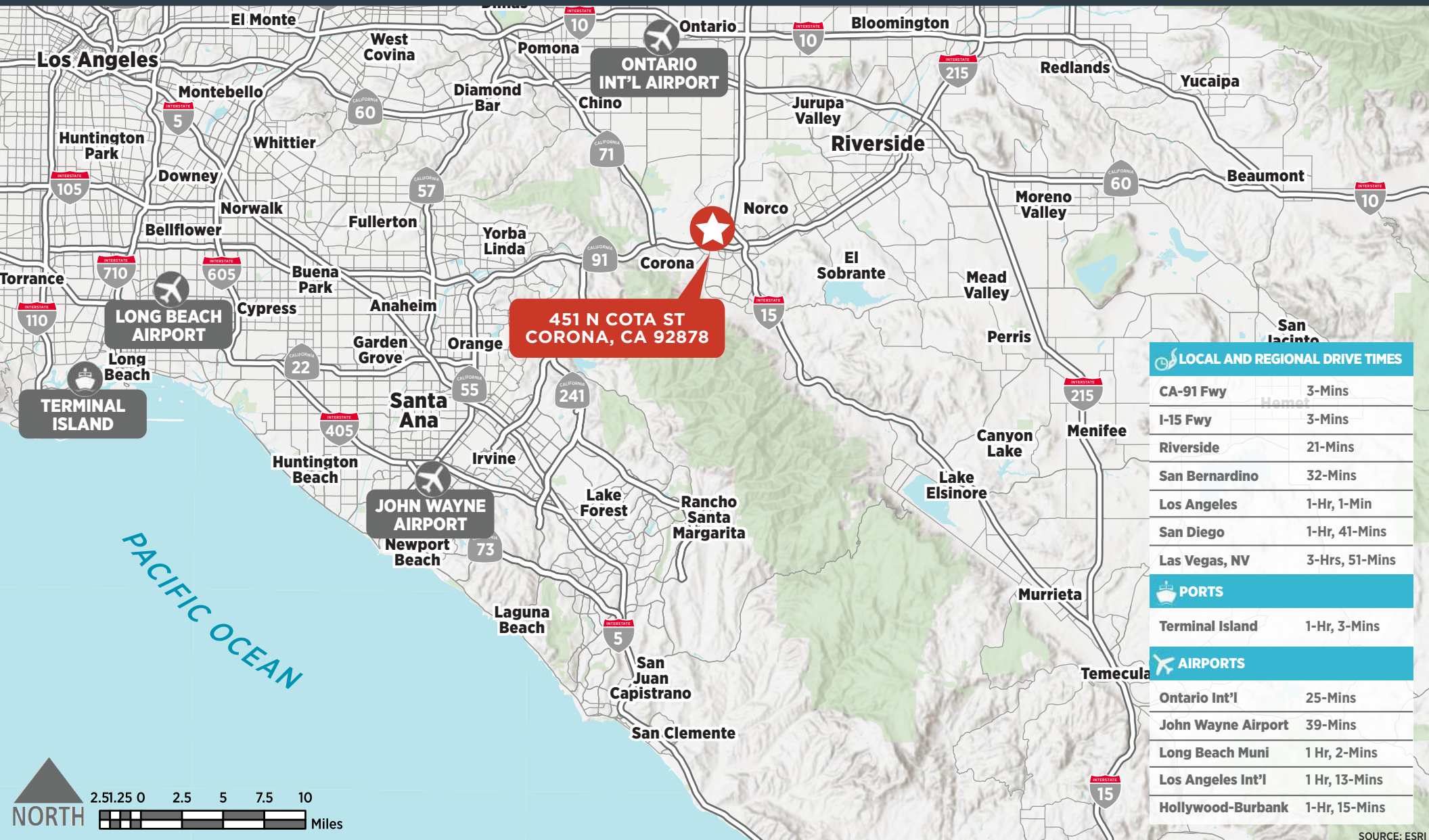
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LOCATION

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**CUSHMAN &
WAKEFIELD**

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