

527 PRINCELAND CT



CITRUS WOODS
BUSINESS CENTER

CORONA, CA 92879

**Strategically Located Flex Industrial Asset
with Immediate Freeway Access**



**Modern Two-Story Industrial Opportunity
in Prime Corona Logistics Corridor**

PROPERTY HIGHLIGHTS



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PROPERTY SUMMARY

Address 527 Princeland Ct

APN 119-301-021

Price \$2,999,000

Property Type Industrial

Sub-Type Flex

Year Built 2007

Building Size 8,569 SF

Lot Size 7,840 SF

Stories 2

Parking 9 Spaces

Clearance Height 20'

Loading 1 Ground Level Door

Power 400 Amps

Sprinklers Yes

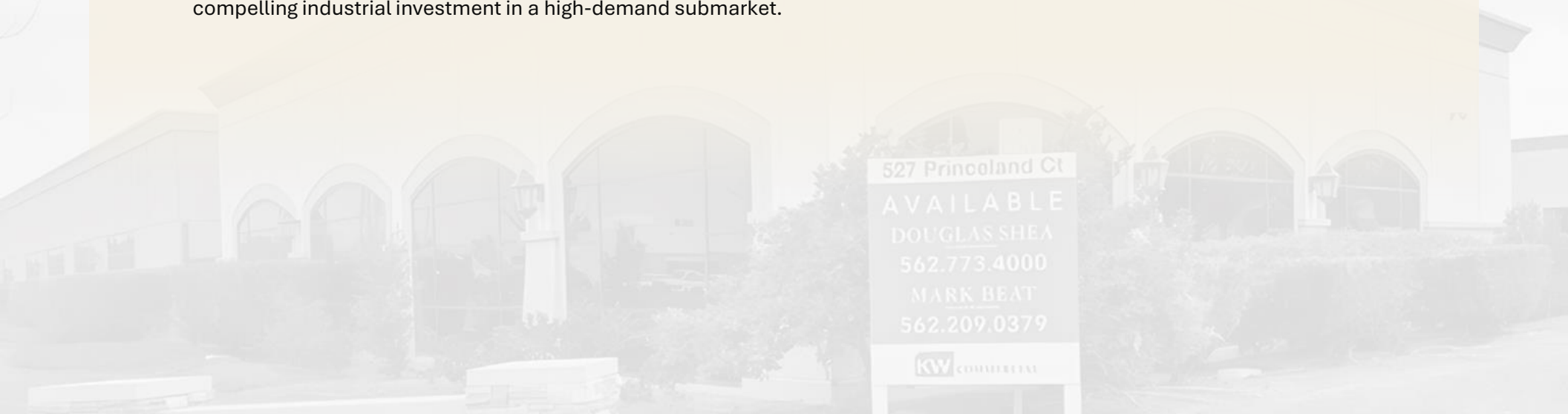
INVESTMENT OVERVIEW

Located in a well-maintained industrial park in Corona, 527 Princeland Ct. presents a rare opportunity to acquire a modern, high-quality industrial asset in one of the Inland Empire's most strategic logistics corridors. Offered at \$2,999,000, the property was constructed in 2007 and features approximately 8,569 square feet of building area situated on a 7,840 square foot lot.

The two-story structure is designed to accommodate a variety of industrial and flex uses, making it well-suited for owner-users or investors seeking functionality and long-term value. The property includes nine on-site parking spaces, supporting both operational needs and employee convenience.

Positioned just minutes from the highly trafficked interchange of the Interstate 91 and Interstate 15, the asset benefits from exceptional regional connectivity, providing efficient access to major distribution routes throughout Southern California. The surrounding area offers a wide range of retail, dining, and service amenities, enhancing the appeal for businesses and employees alike.

Overall, 527 Princeland Ct. combines a desirable location, modern construction, and functional design—making it a compelling industrial investment in a high-demand submarket.



INTERIOR LAYOUT



INTERIOR LAYOUT



CORONA, CA

527 Princland Ct. is strategically located in the heart of Corona, one of the Inland Empire's most established and sought-after industrial submarkets. The property benefits from immediate proximity to the critical interchange of Interstate 91 and Interstate 15, providing seamless connectivity to major population centers including Orange County, Los Angeles, Riverside, and San Bernardino. This central location allows for efficient regional distribution and convenient commuter access for employees.

DEMOGRAPHICS

224,496

POPULATION

101,093

WORK FORCE

143,010

AVG HH INCOME



Premier Logistics Hub

Corona has evolved into a premier logistics and business hub due to its accessibility, strong infrastructure, and proximity to major ports and transportation networks throughout Southern California. The surrounding area features a dense concentration of industrial, office, and retail developments, creating a dynamic business environment supported by a large and skilled labor pool.

Additionally, the property is located within close proximity to a wide array of retail centers, restaurants, and service-oriented amenities, enhancing day-to-day convenience for tenants and employees. With its prime positioning in a high-demand corridor and excellent freeway access, 527 Princeland Ct. offers a highly functional and well-connected location ideal for a variety of industrial and flex users.

Corona's employment base is anchored by a mix of global corporate headquarters, advanced manufacturing firms, and large institutional employers, supporting a strong daytime population and sustained demand for industrial and flex space. The presence of companies like Monster Beverage, Fender, and TCL underscores the city's role as a major Inland Empire business hub with diversified industry exposure.

Major Corporate Headquarters / Regional Presence

- Monster Beverage Corporation – Global HQ; one of the largest companies in the city
- Fender Musical Instruments Corporation – Major manufacturing + Custom Shop facility
- TCL North America – U.S. headquarters operations
- Circle K – Regional presence and operations
- Saleen Automotive – HQ and production facility
- Zumiez – Distribution center
- Troy Lee Designs – HQ and design operations
- Sterno – Manufacturing/distribution
- LuLaRoe – Corporate operations

Major Local Employers & Additional Industrial Users

- Corona-Norco Unified School District – Largest employer in the city
- Corona Regional Medical Center – Major healthcare employer
- City of Corona
- Fender Musical Instruments Corporation
- Monster Beverage Corporation
- All American Asphalt
- Latitude 36 Foods
- CIRCOR International
- Smith & Noble
- OPTAVIA

Premier Logistics Hub



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