



RARE OPPORTUNITY - 61.2 ACRES

150 S. MAPLE STREET | CORONA, CA



- » Rare 61.2 Acre Infill Industrial Site
- » Existing ±1M SF Industrial Improvements
- » In-Place Income from 57,665 SF Multi-Tenant Park
- » Direct Access to SR-91 & I-15
- » Rail Served | Heavy Power Infrastructure

The Offering

CBRE, Inc. is pleased to present an exceptionally rare opportunity to acquire **The Dart Facility (the “Property”)**, an approximately 61.2 -acre industrial site featuring ±1,037,699 square feet of existing warehouse improvements, located in the highly desirable city of Corona within the Inland Empire market. The Property was originally developed by Dart Container for its own operations and has remained under single ownership since inception. (www.dartcontainer.com)

The offering provides investors with significant flexibility to either develop a new state-of-the-art industrial park or reposition the existing improvements. A repositioning strategy would allow for the renovation of the existing warehouse along the rail line and the construction of new industrial buildings. Alternatively, a full redevelopment offers exceptional versatility, enabling a wide range of building sizes and configurations to meet evolving market demands. (Conceptual site plans provided in offering memorandum).

In addition, the offering includes Maple Centre, a three-building, multi-tenant industrial park totaling 57,665 square feet. Maple Centre is currently 79% leased to 17 tenants, providing stable in-place cash flow.

Corona lies between Riverside, Orange, Los Angeles, and San Bernardino counties, with two major freeways (I-15 and SR 91) and two major airports within 25 miles, facilitating efficient logistics and market reach. The area remains the first stopping off point for the Orange County tenant base with a heavy focus on manufacturing, distribution, and Owner / Users.

Property Summary

Address	150 S. Maple / 150 N. Maple, Corona, CA
Existing SF	±1,037,699
Acreage	61.2 (includes Multi-tenant buildings)
Parcel Number	102-040-023 & 101-110-018 (shared)
Zoning (150 S. Maple)	M-3 Heavy Manufacturing
Zoning (150 N. Maple)	M-2/O General Manufacturing

Potential Leaseback Summary

Tenant	Dart Container Corporation
Leaseback Rate	TBD
Term	6-18 Months from Closing

Maple Centre- Multi-Tenant Park Summary

Address	140 & 170 N Maple Street, 1831 Commerce Street; Corona, CA
SF	57,665 SF (Leases)/ 57,883 SF (BOMA)
Parcel Number	101-110-018 (shared)
# of Buildings/Tenants	3 Buildings / 17 Tenants
Unit Sizes	1,985 SF to 4,346 SF
Occupancy	79%
Zoning	M-2/O General Manufacturing
Year 1 NOI	±\$599,624



Investment Highlights



RARE DEVELOPMENT OR REPOSITIONING OPPORTUNITY

- » Limited supply of Class A product with pre-leasing of speculative development.
- » Over 60 acres provides a rare large industrial opportunity of scale.
- » Site is zoned heavy and general industrial reducing time to entitle.



INFRASTRUCTURE IN PLACE

- » Heavy power - 2 individual SCE power feeders that currently supply a total of 12,650 amps.



RAIL SERVED SITE (BNSF SAN BERNARDINO SUBDIVISION)

- » Primary route for BNSF connecting Ports of Los Angeles and Long Beach to rest of country.



PRIME INLAND EMPIRE LOCATION WITH EXCELLENT FREEWAY ACCESS

- » 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.
- » Best-in-class e-commerce location reaching nearly 15 million consumers within a 50-mile radius and 26 UPS, FedEx and OnTrac hubs within 25 miles.
- » West Corona location offers Chino-comparable access, supporting up to two daily turns from the ports.



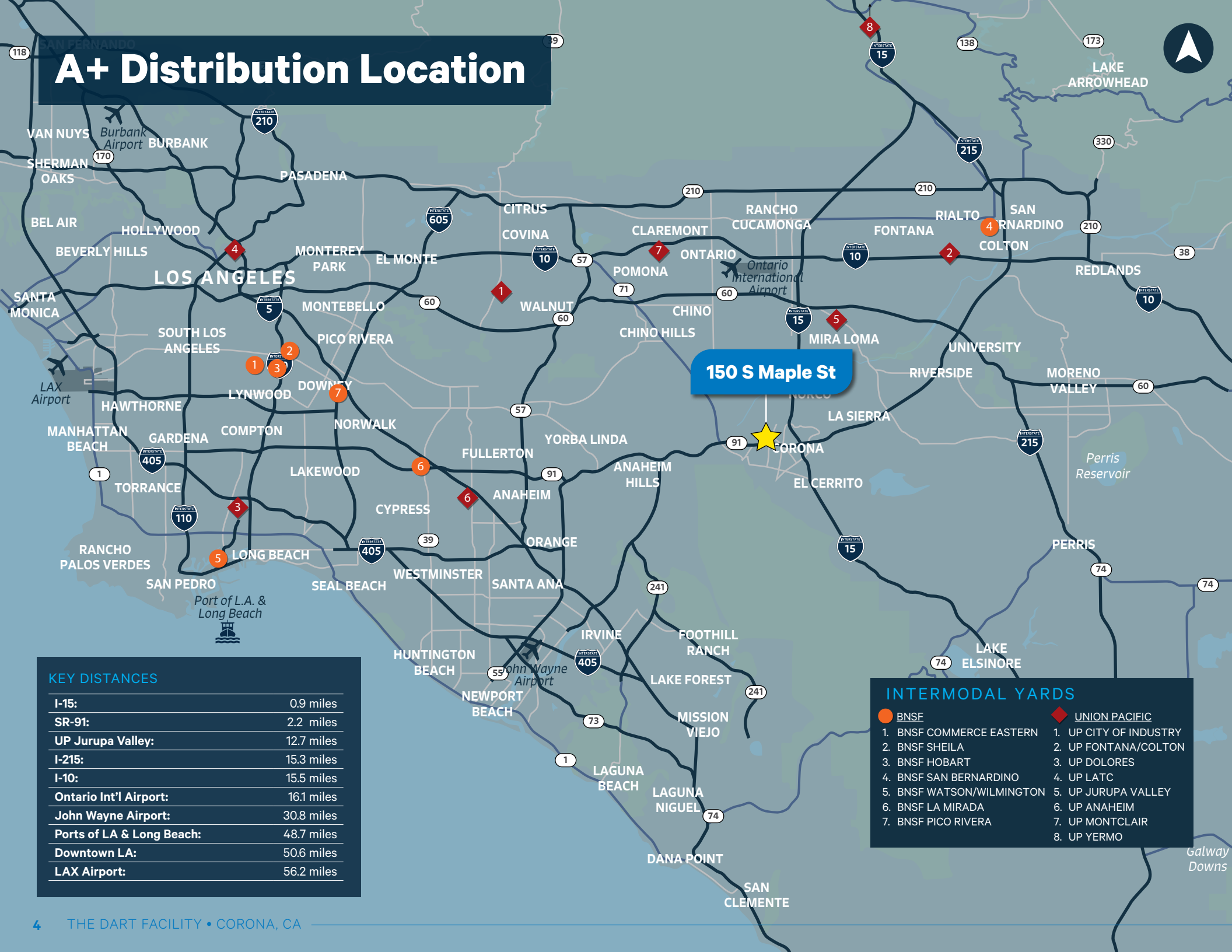
PREMIER GATEWAY POSITIONING & PRO-BUSINESS ENVIRONMENT IN THE HIGHLY DESIRABLE CITY OF CORONA

- » Corona is considered an extension of the neighboring submarkets in North Orange County and is a gateway to the Inland Empire.
- » Corona recorded an extremely low vacancy rate of 3.3% in Q2 2026 - lower than any other Inland Empire submarket
- » The City of Corona is a very “pro-business” municipality due to its proactive economic development, supportive environment for businesses and potential for expedited entitlement process.

Immediate Access To SR-91 Freeway



A+ Distribution Location



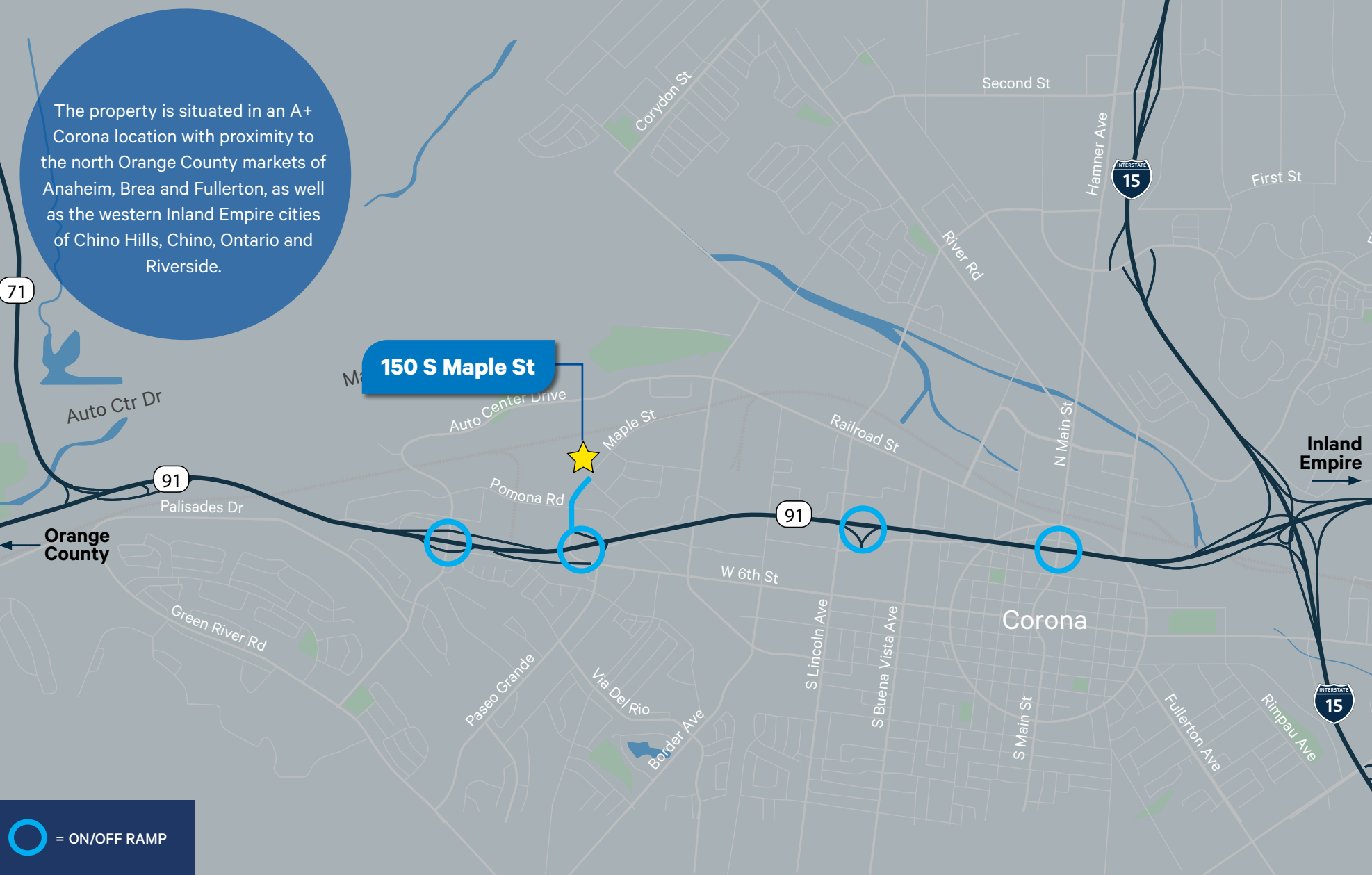
KEY DISTANCES

I-15:	0.9 miles
SR-91:	2.2 miles
UP Jurupa Valley:	12.7 miles
I-215:	15.3 miles
I-10:	15.5 miles
Ontario Int'l Airport:	16.1 miles
John Wayne Airport:	30.8 miles
Ports of LA & Long Beach:	48.7 miles
Downtown LA:	50.6 miles
LAX Airport:	56.2 miles

INTERMODAL YARDS

- |  <u>BNSF</u> |  <u>UNION PACIFIC</u> |
|---|--|
| 1. BNSF COMMERCE EASTERN | 1. UP CITY OF INDUSTRY |
| 2. BNSF SHEILA | 2. UP FONTANA/COLTON |
| 3. BNSF HOBART | 3. UP DOLORES |
| 4. BNSF SAN BERNARDINO | 4. UP LATC |
| 5. BNSF WATSON/WILMINGTON | 5. UP JURUPA VALLEY |
| 6. BNSF LA MIRADA | 6. UP ANAHEIM |
| 7. BNSF PICO RIVERA | 7. UP MONTCLAIR |
| | 8. UP YERMO |

Premier Corona Location with Immediate Access to SR-91 & I-15



Property Aerial



Zoning

- Land Use Memorandum prepared by Allen Matkins available to prospective buyers.
- Warehouse and distribution uses permitted by right under M-2 and M-3 zoning.
- No AB 98 concerns; no sensitive receptors within 900 feet of loading areas.
- Business-friendly City of Corona supports re-tenanting existing facilities or new development projects.

150 S Maple Street

- » APN: 102-040-023
- » Zoning: M-3 Heavy Manufacturing

140, 150 & 170 N Maple Street & 1831 Commerce Street

- » APN: 101-110-018
- » Zoning: M-2/O General Manufacturing Zone





FACILITY

RARE OPPORTUNITY - 61.2 ACRES

150 S. MAPLE STREET | CORONA, CA

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