

# 2365

## RAILROAD STREET

CORONA | CALIFORNIA



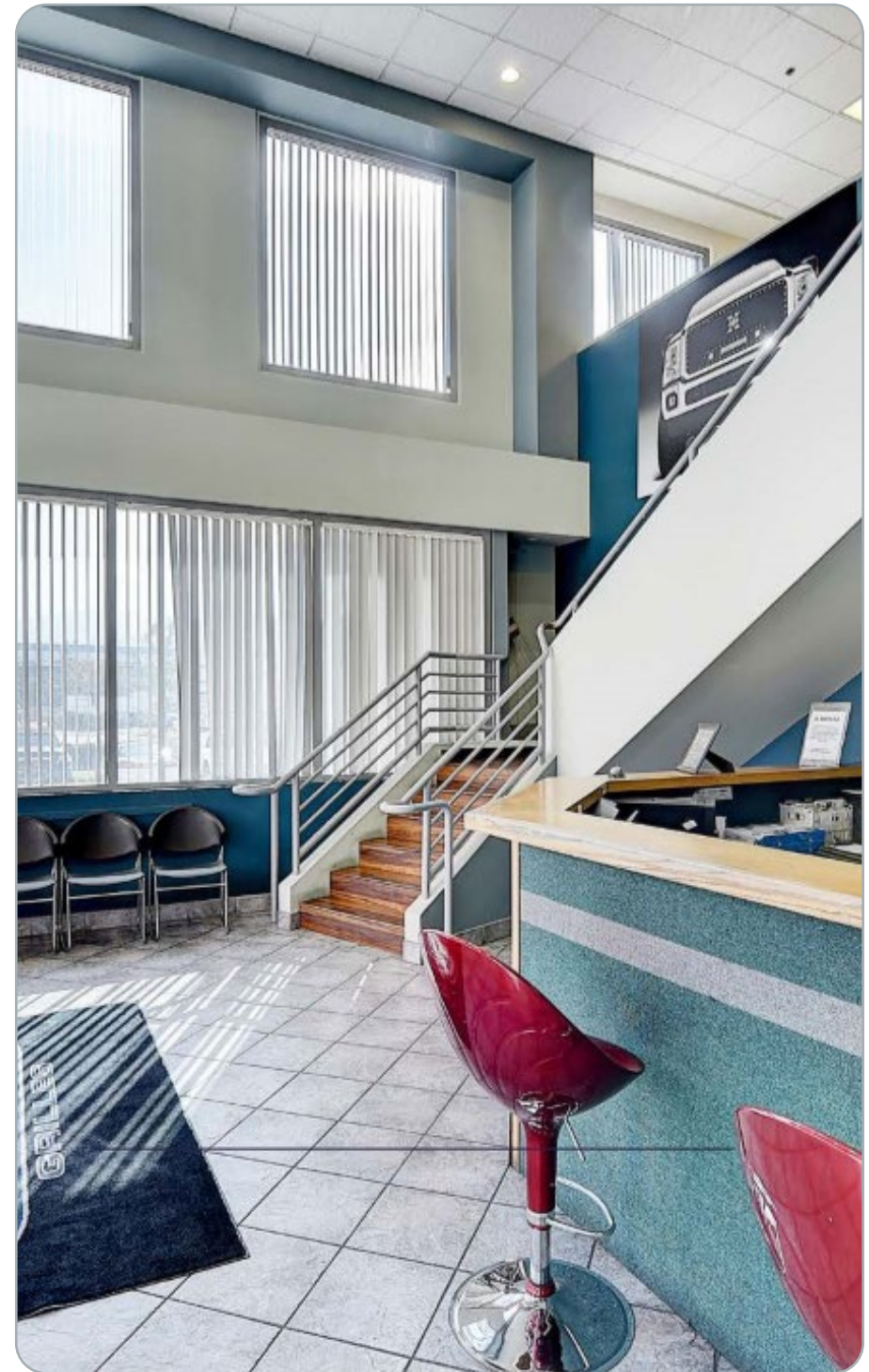
**FOR SALE/LEASE: ±42,912 SF**

**Voit**  
REAL ESTATE SERVICES

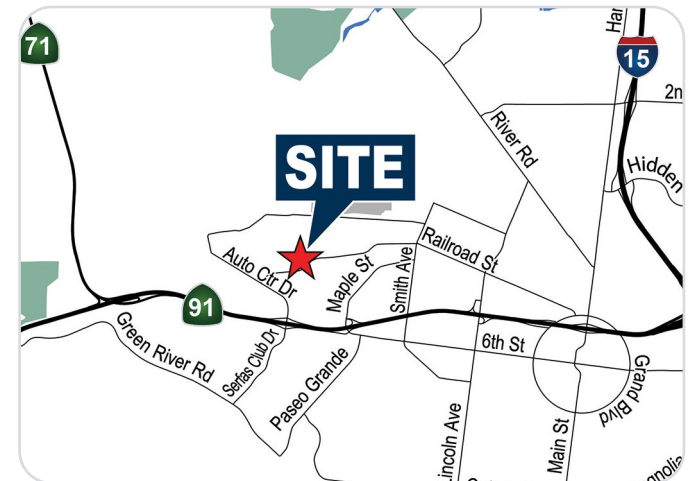
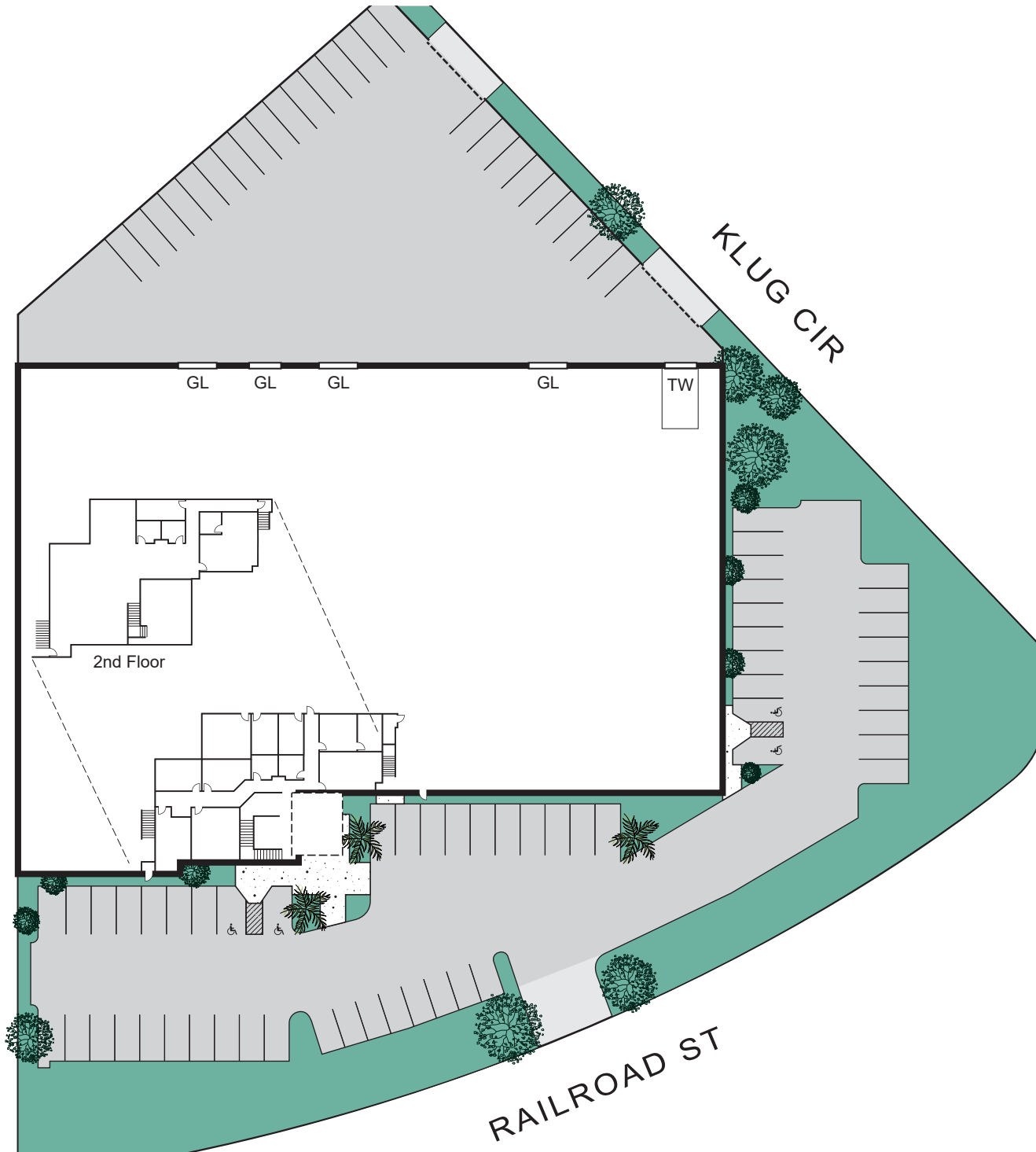
**ZEHNER HILL**  
INDUSTRIAL GROUP

# PROPERTY DETAILS

<b>Address:</b>	2365 Railroad Street, Corona, CA
<b>Building Size:</b>	±42,912 Square Feet
<b>Office Space:</b>	±5,000 Square Feet of 2 -Story Office
<b>Loading Doors:</b>	4 Ground Level Loading Doors 1 Interior Truckwell
<b>Clear Height:</b>	26'
<b>Parking Ratio:</b>	±2:1000
<b>Fire System:</b>	Fire Sprinkler System
<b>Power:</b>	The building has an 1200 AMP Panel 277/480 volt, 3-phase. (verify)
<b>Yard:</b>	Secured Yard with Concrete Truck Court
<b>Zoning:</b>	M2/O General Manufacturing
<b>Year Built:</b>	1998
<b>Land Area:</b>	±2.27 Acres



# SITE PLAN



# BUILDING PHOTO



# PHOTOS





**MITCH ZEHNER**  
**EXECUTIVE VICE PRESIDENT**

714.935.2307  
MZehner@voitco.com  
Lic. #00882464

**MICHAEL ZEHNER**  
**SENIOR VICE PRESIDENT**

714.935.2328  
McZehner@voitco.com  
Lic. #01917963

**ADAM HILL**  
**SENIOR VICE PRESIDENT**

714.935.2311  
AHill@voitco.com  
Lic. #01970562

**Voit**  
REAL ESTATE SERVICES

**ZEHNER HILL**  
INDUSTRIAL GROUP