

FOR SUBLEASE

+23,040 SF

**FREESTANDING INDUSTRIAL BUILDING
WITH LARGE YARD**

**NEW LOWER
LEASE RATE!**

**\$1.09/SF NNN
(\$0.132/SF OPEX)**



13375 ESTELLE STREET | CORONA, CA 92879



TOBY TEWELL | Senior Vice President | 951.276.3662 | ttewell@lee-associates.com | DRE #01822772

CARLY HAMILTON | Leasing Director | 951.276.3663 | chamilton@lee-associates.com | DRE #01968295

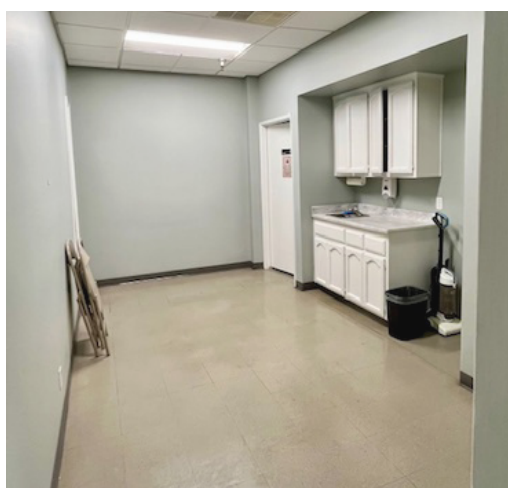
PROPERTY HIGHLIGHTS

Total Building SF:	±23,040 SF	Availability:	Now
Land Acres:	±1.24 Acres	Location:	Estelle Street & McKinley Street with access to the 91 Freeway

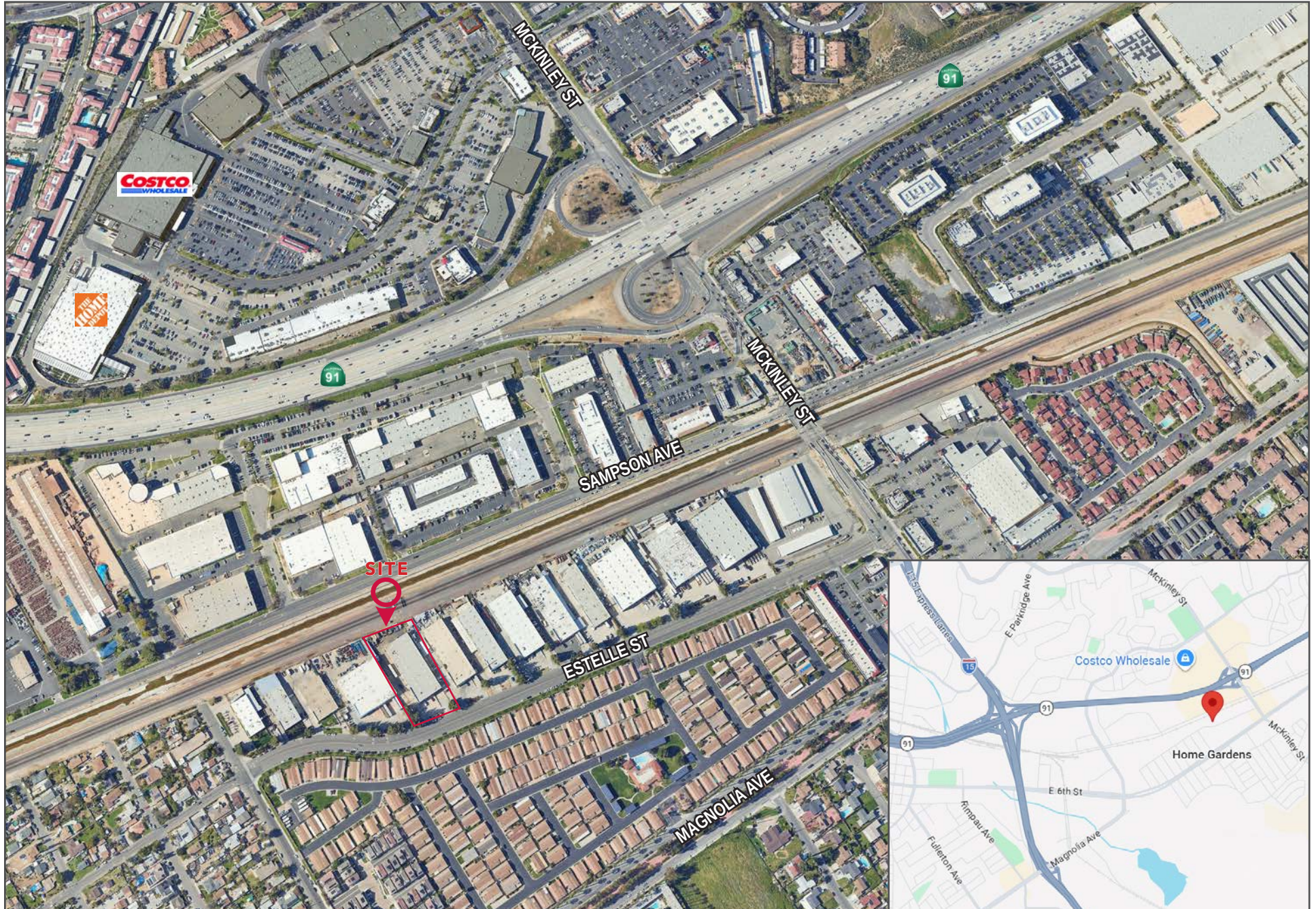


- ▶ ±1,600 SF Office Space w/ CAT-5 Wiring
- ▶ 21' Minimum Clear Height
- ▶ M-SC Zoning (Riverside County Planning Dept), Allows Heavy Industrial Uses
- ▶ Large, Fenced & Concrete Yard
- ▶ 3 Dock High Doors
- ▶ 5 Grade Level Doors
- ▶ Warehouse Lighting
- ▶ 400 Amps; 277/480 Volts of Power (Verify)
- ▶ Sublease Expires June 30, 2027, Landlord will Cooperate on a Longer-Term Lease

PROPERTY PHOTOS



AERIAL/LOCATION MAPS



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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES