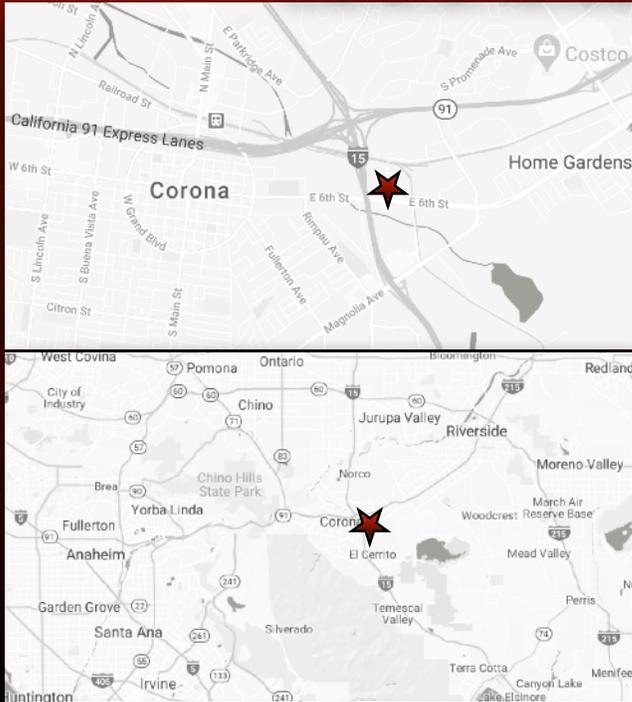


The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.

AVAILABLE



1365 6th Street, Corona



± 13,008 sf Freestanding Building **DIVISIBLE**

~ **SIXTH STREET FRONTAGE**

- 2 Ground Level Doors (12'x14'*) *verify

- Heavy Power

- 400 Amps, 277/480 Volt, 3 Phase *verify

- M-1 Zoning

- Excellent 91/15 Freeway Access

- 24' High Clearance

- 2 Story High End Office/Showroom

- NO CAM FEES/Association Dues

- PRIVATE *not corporate* OWNER

You are responsible to independently confirm accuracy & completeness. All dimensions and sizes are gross not net figures and are approximate and unverified.

Ashwill Associates
COMMERCIAL REAL ESTATE

DEREK PAUL

CELL: (714) 932-2748

OFFICE: (951) RE-BROKR

Derek@AshwillAssociates.com

DRE #01846709

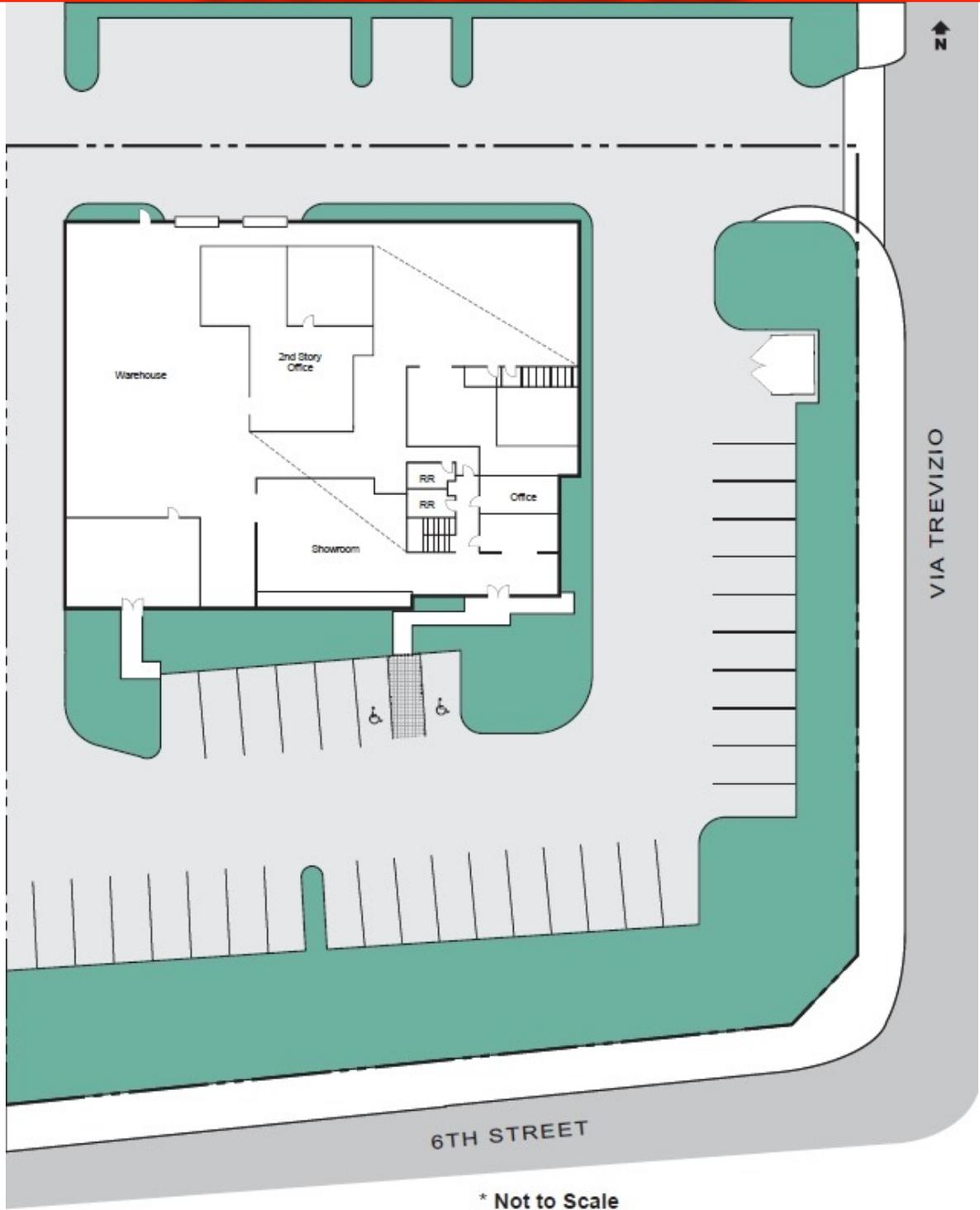


You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction of the suitability of the property to your needs.

The value of this transaction to you depends on tax, and other factors which should be evaluated by your tax, financial and legal advisors.

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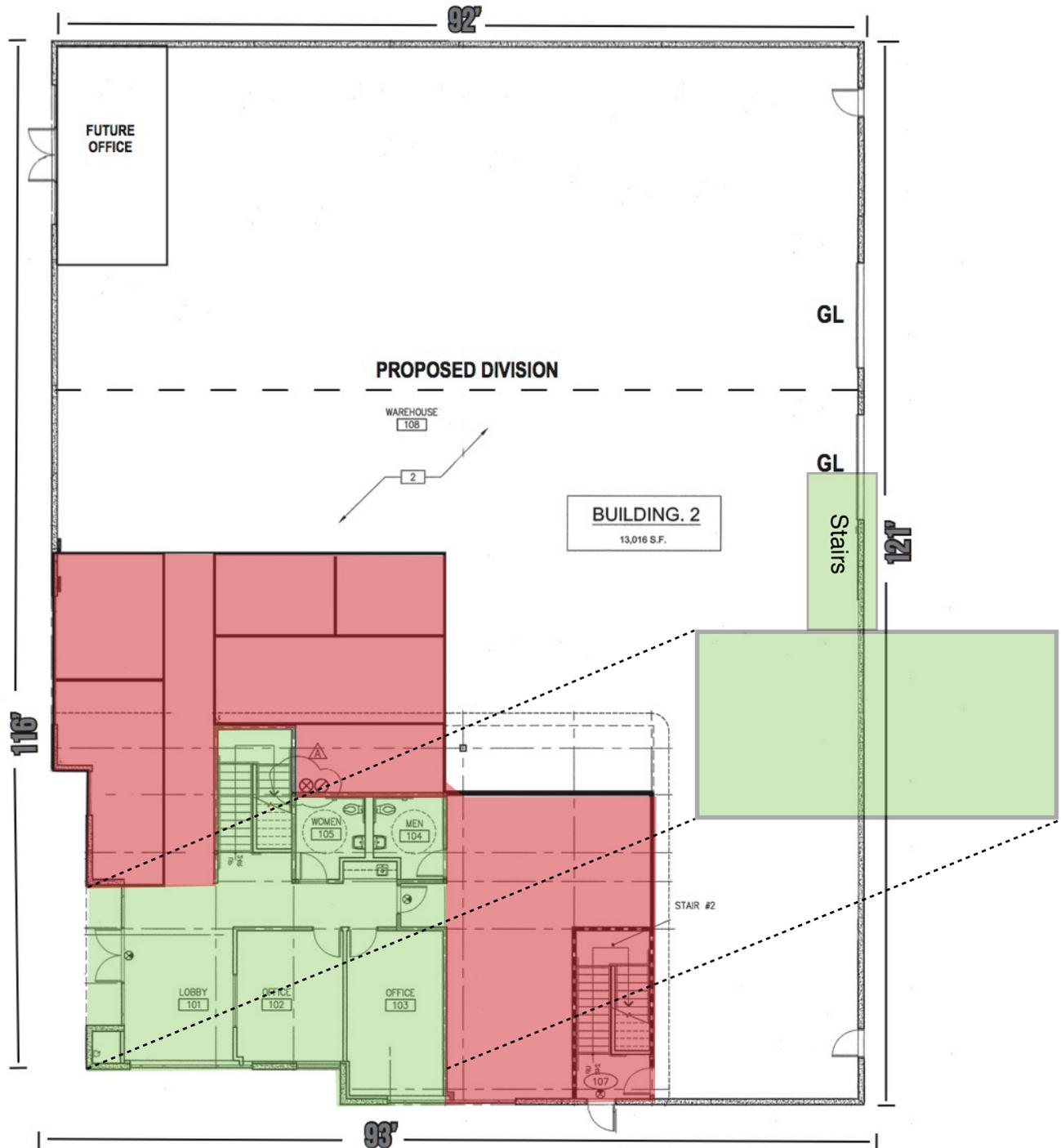
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