

INDUSTRIAL PROPERTY AVAILABILITY REPORT – MARCH 2010



1805 Commerce Street, Unit E, Norco

Space Available:	1,200 SF	Lease Rate (PSF):	\$0.75 Gross	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$900.00	Contact:	Jason Palda
Approx. Office:	200 SF	Sale Price (PSF):			ipalda@stratarealty.com
Clear Height:	18'	Sale Price:			(951) 280-1733
Sprinkler:	No	Est. Net Exp.:			
Yard (Y/N):	No	CAM Fee:	\$0.06 PSF		
Power:	100 Amps				Tim Hawke
Zoning:	M1				thawke@stratarealty.com
DH/GL:	1 GL				(951) 280-1733



1805 Commerce Street, Unit G, Norco

Space Available:	1,200 SF	Lease Rate (PSF):	\$0.75 Gross	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$900.00	Contact:	Jason Palda
Approx. Office:	200 SF	Sale Price (PSF):			ipalda@stratarealty.com
Clear Height:	18'	Sale Price:			(951) 280-1733
Sprinkler:	No	Est. Net Exp.:			
Yard (Y/N):	No	CAM Fee:	\$0.06 PSF		
Power:	100 Amps				Tim Hawke
Zoning:	M1				thawke@stratarealty.com
DH/GL:	1 GL				(951) 280-1733

Flyer



490 Princland Court, Unit 4, Corona

Space Available:	1,200 SF	Lease Rate (PSF):	\$0.65 Gross	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$780.00	Contact:	Adam Silverman
Approx. Office:	250 SF	Sale Price (PSF):			asilverman@stratarealty.com
Clear Height:	16'	Sale Price:			(951) 280-1733
Sprinkler:	Yes	Est. Net Exp.:			
Yard (Y/N):	No	CAM Fee:	\$0.06 PSF		
Power:	150 Amps				Landon Hawke
Zoning:	BP				lhawke@stratarealty.com
DH/GL:	1 GL				(951) 280-1733

Flyer



490 Princland Court, Unit 3, Corona

Space Available:	1,536 SF	Lease Rate (PSF):	\$0.65 Gross	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$998.40	Contact:	Adam Silverman
Approx. Office:	350 SF	Sale Price (PSF):			asilverman@stratarealty.com
Clear Height:	16'	Sale Price:			(951) 280-1733
Sprinkler:	Yes	Est. Net Exp.:			
Yard (Y/N):	No	CAM Fee:	\$0.60 PSF		
Power:	100 Amps				Landon Hawke
Zoning:	BP				lhawke@stratarealty.com
DH/GL:	1 GL				(951) 280-1733

Flyer



402 East Princland Court, Unit 1, Corona

Space Available:	1,723 SF	Lease Rate (PSF):	\$0.65 Gross	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$1,119.95	Contact:	Adam Silverman
Approx. Office:	500 SF	Sale Price (PSF):			asilverman@stratarealty.com
Clear Height:	16'	Sale Price:			(951) 280-1733
Sprinkler:	Yes	Est. Net Exp.:			
Yard (Y/N):	No	CAM Fee:	\$0.06 PSF		
Power:	100 Amps				Landon Hawke
Zoning:	BP				lhawke@stratarealty.com
DH/GL:	1 GL				(951) 280-1733

Flyer

INDUSTRIAL PROPERTY AVAILABILITY REPORT – MARCH 2010



Flyer

850 E. Parkridge Avenue, Unit 112, Corona

Space Available:	1,747 SF	Lease Rate (PSF):	\$0.75 Gross	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$1,310.25	Contact:	Adam Silverman
Approx. Office:	403 SF	Sale Price (PSF):			asilverman@stratarealty.com
Clear Height:	16'	Sale Price:			(951) 280-1733
Sprinkler:	Yes	Est. Net Exp.:			
Yard (Y/N):	No	CAM Fee:	\$0.06 PSF		Landon Hawke
Power:	100 Amps				lhawke@stratarealty.com
Zoning:	M1				(951) 280-1733
DH/GL:	1 GL				



Flyer

840 E. Parkridge Avenue, Unit 103, Corona

Space Available:	1,754 SF	Lease Rate (PSF):	\$0.75 Gross	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$1,315.00	Contact:	Adam Silverman
Approx. Office:	404 SF	Sale Price (PSF):			asilverman@stratarealty.com
Clear Height:	16'	Sale Price:			(951) 280-1733
Sprinkler:	Yes	Est. Net Exp.:			
Yard (Y/N):	No	CAM Fee:	\$0.06 PSF		Landon Hawke
Power:	100 Amps				lhawke@stratarealty.com
Zoning:	M1				(951) 280-1733
DH/GL:	1 GL				



Flyer

840 E. Parkridge Avenue, Unit 104, Corona

Space Available:	1,756 SF	Lease Rate (PSF):	\$0.75 Gross	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$1,317.00	Contact:	Adam Silverman
Approx. Office:	401	Sale Price (PSF):			asilverman@stratarealty.com
Clear Height:	16'	Sale Price:			(951) 280-1733
Sprinkler:	Yes	Est. Net Exp.:			
Yard (Y/N):	No	CAM Fee:	\$0.06 PSF		Landon Hawke
Power:	100 Amps				lhawke@stratarealty.com
Zoning:	M1				(951) 280-1733
DH/GL:	1 GL				



Flyer

271 Ott Street, Unit 19, Corona

Space Available:	2,067 SF	Lease Rate (PSF):	\$0.75	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$1,550.25	Contact:	Jason Palda
Approx. Office:	450 SF	Sale Price (PSF):			jpalda@stratarealty.com
Clear Height:	18'	Sale Price:			(951) 280-1733
Sprinkler:	No	Est. Net Exp.:	\$0.05 PSF		
Yard (Y/N):	No				Tim Hawke
Power:	100 Amps				thawke@stratarealty.com
Zoning:	BL2				(951) 280-1733
DH/GL:	2 GL				



Flyer

271 Ott Street, Unit 26, Corona

Space Available:	2,101 SF	Lease Rate (PSF):	\$0.75	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$1,575.75	Contact:	Jason Palda
Approx. Office:	450 SF	Sale Price (PSF):			jpalda@stratarealty.com
Clear Height:	18'	Sale Price:			(951) 280-1733
Sprinkler:	No	Est. Net Exp.:	\$0.05 PSF		
Yard (Y/N):	No				Tim Hawke
Power:	100 Amps				thawke@stratarealty.com
Zoning:	BL2				(951) 280-1733
DH/GL:	2 GL				

INDUSTRIAL PROPERTY AVAILABILITY REPORT – MARCH 2010



Flyer

1011 E. Third Street, Corona

Space Available:	6,000 SF	Lease Rate (PSF):	\$0.64 PSF	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$3,840.00	Contact:	Adam Silverman
Approx. Office:	1,500 SF	Sale Price (PSF):			asilverman@stratarealty.com
Clear Height:	18'	Sale Price:			(951) 280-1733
Sprinkler:	No	Est. Net Exp.:	\$0.03 PSF		
Yard (Y/N):	Possible				Tim Hawke
Power:	240 Amps				thawke@stratarealty.com
Zoning:	BP				(951) 280-1733
DH/GL:	2 GL				



Flyer

1015 E. Third Street, Corona

Space Available:	6,000 SF	Lease Rate (PSF):	\$0.52 PSF	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$3,120.00	Contact:	Adam Silverman
Approx. Office:	350 SF	Sale Price (PSF):			asilverman@stratarealty.com
Clear Height:	18'	Sale Price:			(951) 280-1733
Sprinkler:	No	Est. Net Exp.:	\$0.03 PSF		
Yard (Y/N):	Possible				Tim Hawke
Power:	240 Amps				thawke@stratarealty.com
Zoning:	BP				(951) 280-1733
DH/GL:	2 GL				



Flyer

1950 Fifth Street, Unit B, Norco

Space Available:	7,074 SF	Lease Rate (PSF):	\$0.75 Gross	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$5,305.00	Contact:	Adam Silverman
Approx. Office:	1,219 SF	Sale Price (PSF):			asilverman@stratarealty.com
Clear Height:	18'	Sale Price:			951-280-1733
Sprinkler:	Yes	Est. Net Exp.:			
Yard (Y/N):	No	CAM Fee:	\$0.02 PSF		Tim Hawke
Power:	200 Amps				thawke@stratarealty.com
Zoning:	M1				(951) 280-1733
DH/GL:	1 DH/1 GL				
Additional Info:	GL door is shared.				



Flyer

1019 E. Third Street, Corona

Space Available:	8,000 SF	Lease Rate (PSF):	\$0.47 PSF	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$3,760.00	Contact:	Adam Silverman
Approx. Office:	None	Sale Price (PSF):			asilverman@stratarealty.com
Clear Height:	18'	Sale Price:			(951) 280-1733
Sprinkler:	Yes	Est. Net Exp.:	\$0.03 PSF		
Yard (Y/N):	Yes				Tim Hawke
Power:	240 Amps				thawke@stratarealty.com
Zoning:	BP				(951) 280-1733
DH/GL:	2 GL				



Flyer

1860 Town and Country Drive, Norco

Space Available:	8,155 SF	Lease Rate (PSF):	\$0.80 Gross	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$6,524.00	Contact:	Adam Silverman
Approx. Office:	5,840 SF	Sale Price (PSF):			asilverman@stratarealty.com
Clear Height:	16'	Sale Price:			951-280-1733
Sprinkler:	Yes	Est. Net Exp.:			
Yard (Y/N):	Poss.	CAM Fee:	\$0.17 PSF		Tim Hawke
Power:	400 Amps				thawke@stratarealty.com
Zoning:	M1				(951) 280-1733
DH/GL:	2 GL				

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Flyer

420 East Princland Court, Corona

Space Available:	9,950 SF	Lease Rate (PSF):	\$0.50 Gross	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$4,975.00	Contact:	Adam Silverman
Approx. Office:	1,740 SF	Sale Price (PSF):			asilverman@stratarealty.com
Clear Height:	16'	Sale Price:			(951) 280-1733
Sprinkler:	Yes	Est. Net Exp.:			
Yard (Y/N):	No	CAM Fee:	\$150 per month		
Power:	600 Amps				Landon Hawke
Zoning:	BP				lhawke@stratarealty.com
DH/GL:	4 GL				(951) 280-1733



Flyer

450 East Princland Court, Corona

Space Available:	9,950 SF	Lease Rate (PSF):	\$0.50 Gross	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$4,975.00	Contact:	Adam Silverman
Approx. Office:	900 SF	Sale Price (PSF):			asilverman@stratarealty.com
Clear Height:	16'	Sale Price:			(951) 280-1733
Sprinkler:	Yes	Est. Net Exp.:			
Yard (Y/N):	No	CAM Fee:	\$150 per month		
Power:	400 Amps				Landon Hawke
Zoning:	BP				lhawke@stratarealty.com
DH/GL:	4 GL				(951) 280-1733



Flyer

337 East Harrison Street, Unit B, Corona

Space Available:	11,025 SF	Lease Rate (PSF):	\$0.65 Gross	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$7,166.25	Contact:	Adam Silverman
Approx. Office:	1,000 SF	Sale Price (PSF):			asilverman@stratarealty.com
Clear Height:	15'	Sale Price:			951-280-1733
Sprinkler:	No	Est. Net Exp.:			
Yard (Y/N):	Yes	CAM Fee:	None		
Power:	400 Amps				Tim Hawke
Zoning:	BP				thawke@stratarealty.com
DH/GL:	3 GL				(951) 280-1733



Flyer

1900 Fifth Street, Norco

Space Available:	11,394 SF	Lease Rate (PSF):	\$0.75 Gross	Date Available:	30 Days Notice
Divisible Portion:		Lease Rate (mo.):	\$8,545.50	Contact:	Adam Silverman
Approx. Office:	1,500 SF	Sale Price (PSF):			asilverman@stratarealty.com
Clear Height:	18'	Sale Price:			951-280-1733
Sprinkler:	.45 gpm/3,000 SF	Est. Net Exp.:			
Yard (Y/N):	Yes	CAM Fee:	None		
Power:	400 Amps				Tim Hawke
Zoning:	M1				thawke@stratarealty.com
DH/GL:	2 GL				(951) 280-1733



Flyer

1521 Pomona Road, Unit B, Corona

Space Available:	11,494 SF	Lease Rate (PSF):	\$0.55 Gross	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$6,321.70	Contact:	Jason Palda
Approx. Office:	450 SF	Sale Price (PSF):			jpalda@stratarealty.com
Clear Height:	22'	Sale Price:			(951) 280-1733
Sprinkler:	Yes	Est. Net Exp.:			
Yard (Y/N):	No	CAM Fee:	\$0.05 PSF		
Power:	600 Amps				Tim Hawke
Zoning:	M1				thawke@stratarealty.com
DH/GL:	1 DH/1 GL				(951) 280-1733

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Flyer

1521 Pomona Road, Unit C, Corona

Space Available:	21,000 SF	Lease Rate (PSF):	\$0.50 Gross	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$10,500.00	Contact:	Jason Palda
Approx. Office:	3,500 SF	Sale Price (PSF):			jpalda@stratarealty.com
Clear Height:	22'	Sale Price:			(951) 280-1733
Sprinkler:	Yes	Est. Net Exp.:			
Yard (Y/N):	Possible	CAM Fee:	\$0.05 PSF		
Power:	600 Amps				Tim Hawke
Zoning:	M1				thawke@stratarealty.com
DH/GL:	2 DH/1 GL				(951) 280-1733
Additional Info:	Great manufacturing space in west Corona. Close access to the 91 freeway				



2420 Railroad Street, Corona

Space Available:	25,707 SF	Lease Rate (PSF):	\$0.45 NNN	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$11,568.15	Contact:	Adam Silverman
Approx. Office:	7,000 SF	Sale Price (PSF):	\$79.00 PSF		asilverman@stratarealty.com
Clear Height:	22'	Sale Price:	\$2,030,853.00		(951) 280-1733
Sprinkler:	Yes	Est. Net Exp.:	\$0.08 PSF		
Yard (Y/N):	No	CAM Fee:			
Power:	1,200 Amps				Tim Hawke
Zoning:	M2				thawke@stratarealty.com
DH/GL:	2 DH/2 GL				(951) 280-1733
Additional Info:	Teaser rate for the first 12 months. Call for more info.				



Flyer

1690 Delilah Street, Corona

Space Available:	28,850 SF	Lease Rate (PSF):	Negotiable	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):		Contact:	Tim Hawke
Approx. Office:	2,000 SF	Sale Price (PSF):	\$94.00 PSF		thawke@stratarealty.com
Clear Height:	22'	Sale Price:	\$2,711,900.00		(951) 280-1733
Sprinkler:	Yes	Est. Net Exp.:			
Yard (Y/N):	Yes	CAM Fee:			
Power:	600 Amps				
Zoning:	M2				
DH/GL:	4 DH/2GL				
Additional Info:	One (1) double wide interior truck well fronting street. Large fenced yard.				



Flyer

250 Klug Circle, Corona

Space Available:	30,740 SF	Lease Rate (PSF):	\$0.43 NNN	Date Available:	April 1, 2010
Divisible Portion:		Lease Rate (mo.):	\$45,427.50	Contact:	Tim Hawke
Approx. Office:		Sale Price (PSF):			thawke@stratarealty.com
Clear Height:	30'	Sale Price:			951-280-1733
Sprinkler:	Yes	Est. Net Exp.:			
Yard (Y/N):	Yes	CAM Fee:			
Power:	1,000 Amps				
Zoning:	M2				
DH/GL:	3 GL				
Additional Info:	Part of a 100,950 SF free-standing industrial building. 100% HVAC warehouse. 5,000 SF metal sprinklered loading dock canopy. Approximately 9,000 SF of open open space.				

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Flyer

1180 Railroad Street, Corona

Space Available:	31,494 SF	Lease Rate (PSF):	\$0.45 NNN	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$14,172.30	Contact:	Tim Hawke
Approx. Office:	3,000 SF	Sale Price (PSF):			thawke@stratarealty.com
Clear Height:	24'	Sale Price:			(951) 280-1733
Sprinkler:	Yes	Est. Net Exp.:			
Yard (Y/N):	Yes	CAM Fee:			
Power:	800 Amps				
Zoning:	M1				
DH/GL:	3 DH/3 GL				



Flyer

1521 Pomona Road, Units B & C, Corona

Space Available:	32,494 SF	Lease Rate (PSF):	\$0.50 Gross	Date Available:	Now
Divisible Portion:	11,494 SF	Lease Rate (mo.):	\$16,247.00	Contact:	Jason Palda
Approx. Office:	3,950 SF	Sale Price (PSF):			jpalda@stratarealty.com
Clear Height:	22'	Sale Price:			(951) 280-1733
Sprinkler:	Yes	Est. Net Exp.:			
Yard (Y/N):	Possible	CAM Fee:	\$0.05 PSF		
Power:	600 Amps				Tim Hawke
Zoning:	M1				thawke@stratarealty.com
DH/GL:	3 DH/2 GL				(951) 280-1733
Additional Info:	Great manufacturing space in west Corona. Close access to the 91 freeway. Also divisible to 21,000 SF.				



Flyer

232 N Granite Street, Unit 103, Corona

Space Available:	36,739 SF	Lease Rate (PSF):	\$0.42 NNN	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$15,430.38	Contact:	Landon Hawke
Approx. Office:	2,540 SF	Sale Price (PSF):			lhawke@stratarealty.com
Clear Height:	24'	Sale Price:			951-280-1733
Sprinkler:	Yes	Est. Net Exp.:	\$0.08 PSF		
Yard (Y/N):	Yes	CAM Fee:			
Power:	1,000 Amps				Tim Hawke
Zoning:	M1				thawke@stratarealty.com
DH/GL:	2 DH/3 GL				(951) 280-1733



Flyer

1121 California Avenue, Corona

Space Available:	40,260 SF	Lease Rate (PSF):	\$0.43 NNN	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$18,117.00	Contact:	Adam Silverman
Approx. Office:	3,025 SF	Sale Price (PSF):			asilverman@stratarealty.com
Clear Height:	22'	Sale Price:			951-280-1733
Sprinkler:	Yes	Est. Net Exp.:	\$0.08		
Yard (Y/N):	Yes	CAM Fee:			
Power:	1,600 Amps				Tim Hawke
Zoning:	M4				thawke@stratarealty.com
DH/GL:	4 DH/3 GL				(951) 280-1733

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Flyer

1475 Sampson Avenue, Corona

Space Available:	40,500 SF	Lease Rate (PSF):	\$0.60 NNN	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$24,300.00	Contact:	Tim Hawke
Approx. Office:	4,000 SF	Sale Price (PSF):	\$145.06		thawke@stratarealty.com
Clear Height:	28'	Sale Price:	\$5,875,000.00		951-280-1733
Sprinkler:	Yes	Est. Net Exp.:	\$0.09 PSF		
Yard (Y/N):	Yes	CAM Fee:			
Power:	800 Amps				
Zoning:	M3				
DH/GL:	2 DH/3 GL				
Additional Info:	Building has a 2 acre yard and a separate 111 stall parking lot.				



Flyer

232 N Granite Street, Corona

Space Available:	43,008 SF	Lease Rate (PSF):	\$0.42 NNN	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$18,063.00	Contact:	Landon Hawke
Approx. Office:	7,654 SF	Sale Price (PSF):			lhawke@stratarealty.com
Clear Height:	24'	Sale Price:			951-280-1733
Sprinkler:	Yes	Est. Net Exp.:	\$0.08 PSF		
Yard (Y/N):	Yes	CAM Fee:			
Power:	1,000 Amps				Tim Hawke
Zoning:	M1				thawke@stratarealty.com
DH/GL:	3 DH/5 GL				(951) 280-1733



1160 Railroad Street, Corona

Space Available:	61,201 SF	Lease Rate (PSF):	\$0.42 NNN	Date Available:	February 1, 2010
Divisible Portion:		Lease Rate (mo.):	\$25,704.42	Contact:	Landon Hawke
Approx. Office:	5,800 SF	Sale Price (PSF):			lhawke@stratarealty.com
Clear Height:	28'	Sale Price:			951-280-1733
Sprinkler:	ESFR	Est. Net Exp.:			
Yard (Y/N):	Yes	CAM Fee:			
Power:	1,200 Amps				Tim Hawke
Zoning:	M1				thawke@stratarealty.com
DH/GL:	4 DH/3 GL				(951) 280-1733



Flyer

250 Klug Circle, Corona

Space Available:	70,210 SF	Lease Rate (PSF):	\$0.45 NNN	Date Available:	April 1, 2010
Divisible Portion:		Lease Rate (mo.):	\$45,427.50	Contact:	Tim Hawke
Approx. Office:	14,550 SF	Sale Price (PSF):			thawke@stratarealty.com
Clear Height:	30'	Sale Price:			951-280-1733
Sprinkler:	Yes	Est. Net Exp.:			
Yard (Y/N):	Yes	CAM Fee:			
Power:	1,000 Amps				
Zoning:	M2				
DH/GL:	3 GL				
Additional Info:	Part of a 100,950 SF free-standing industrial building. 100% HVAC warehouse. 8,262 SF metal sprinklered loading dock canopy				

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Flyer

575 Alcoa Circle, Corona

Space Available:	73,875 SF	Lease Rate (PSF):	\$0.49 NNN	Date Available:	30 Days Notice
Divisible Portion:		Lease Rate (mo.):	\$39,076.00	Contact:	Adam Silverman
Approx. Office:	3,500 SF	Sale Price (PSF):	\$80.00		asilverman@stratarealty.com
Clear Height:	30'	Sale Price:	\$5,910,000.00		951-280-1733
Sprinkler:	Yes	Est. Net Exp.:	\$0.06 PSF		
Yard (Y/N):	Poss.	CAM Fee:			Landon Hawke
Power:	7,000 Amps				lhawke@stratarealty.com
Zoning:	M2				(951) 280-1733
DH/GL:	6 DH/5 GL				



Flyer

232 N Granite Street, Corona

Space Available:	79,747 SF	Lease Rate (PSF):	\$0.39 NNN	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$31,101.00	Contact:	Landon Hawke
Approx. Office:	10,200 SF	Sale Price (PSF):	\$85.00		lhawke@stratarealty.com
Clear Height:	24'	Sale Price:	\$6,778,495		951-280-1733
Sprinkler:	Yes	Est. Net Exp.:	\$0.08 PSF		
Yard (Y/N):	Yes	CAM Fee:			Tim Hawke
Power:	2,000 Amps				thawke@stratarealty.com
Zoning:	M1				(951) 280-1733
DH/GL:	5 DH/8 GL				



2485 Railroad Street, Corona

Space Available:	82,379 SF	Lease Rate (PSF):	\$0.39 NNN	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$32,127.81	Contact:	Adam Silverman
Approx. Office:	7,704 SF	Sale Price (PSF):	\$77.00		asilverman@stratarealty.com
Clear Height:	24'	Sale Price:	\$6,343,183.00		951-280-1733
Sprinkler:	Yes	Est. Net Exp.:	\$0.09 PSF		
Yard (Y/N):	Yes	CAM Fee:			Tim Hawke
Power:	2,000 Amps				thawke@stratarealty.com
Zoning:	M2				(951) 280-1733
DH/GL:	3 DH/6 GL				



Flyer

250 Klug Circle, Corona

Space Available:	100,950 SF	Lease Rate (PSF):	\$0.45 NNN	Date Available:	April 1, 2010
Divisible Portion:		Lease Rate (mo.):	\$45,427.50	Contact:	Tim Hawke
Approx. Office:	14,550 SF	Sale Price (PSF):			thawke@stratarealty.com
Clear Height:	30'	Sale Price:			951-280-1733
Sprinkler:	Yes	Est. Net Exp.:			
Yard (Y/N):	Yes	CAM Fee:			
Power:	3,400 Amps				
Zoning:	M2				
DH/GL:	9 DH/7 GL				
Additional Info:	100% HVAC warehouse. Two large sprinklered canopy overhangs on west and east sides of the building. Divisible to 70,210 SF and 30,740 SF.				

INDUSTRIAL PROPERTY AVAILABILITY REPORT – MARCH 2010



Flyer

2621 Research Drive, Unit 102, Corona

Space Available:	118,000 SF	Lease Rate (PSF):	\$0.49 NNN	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$57,820.00	Contact:	Landon Hawke
Approx. Office:	1,500 SF	Sale Price (PSF):	\$88.94 PSF		hawke@stratarealty.com
Clear Height:	30'	Sale Price:	\$14,500,000.00		(951) 280-1733
Sprinkler:	Yes	Est. Net Exp.:	\$0.08 NNN		
Yard (Y/N):	Yes	CAM Fee:			Tim Hawke
Power:	1,000 Amps				thawke@stratarealty.com
Zoning:	ICDD				951-280-1733
DH/GL:	16 DH/1 GL				
Additional Info:	Zoning allows for office, retail and industrial uses. Tremendous upside potential.				



Flyer

4325 Etiwanda Avenue, Mira Loma

Space Available:	124,258 SF	Lease Rate (PSF):	\$0.38 NNN	Date Available:	60 Days Notice
Divisible Portion:		Lease Rate (mo.):	\$47,218.00	Contact:	Landon Hawke
Approx. Office:	10,000 SF	Sale Price (PSF):			hawke@stratarealty.com
Clear Height:	28' - 30'	Sale Price:			(951) 280-1733
Sprinkler:	ESFR	Est. Net Exp.:			
Yard (Y/N):	Yes	CAM Fee:			Tim Hawke
Power:					thawke@stratarealty.com
Zoning:	MSC				951-280-1733
DH/GL:	20 DH/2 GL				



Flyer

1620 Leeson Lane, Corona

Space Available:	133,000 SF	Lease Rate (PSF):	\$0.31 Gross	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$41,230.00	Contact:	Landon Hawke
Approx. Office:	2,140 SF	Sale Price (PSF):			hawke@stratarealty.com
Clear Height:	23'	Sale Price:	\$12,200,000.00		(951) 280-1733
Sprinkler:		Est. Net Exp.:			
Yard (Y/N):	Yes	CAM Fee:			Tim Hawke
Power:	3,400 Amps				thawke@stratarealty.com
Zoning:	M-3				951-280-1733
DH/GL:	12 GL				
Additional Info:	Metal building on approximately 9 acres expandable to 20.				



Flyer

2621 Research Drive, Corona

Space Available:	163,027 SF	Lease Rate (PSF):	\$0.49 NNN	Date Available:	Now
Divisible Portion:		Lease Rate (mo.):	\$79,883.23	Contact:	Tim Hawke
Approx. Office:	4,000 SF	Sale Price (PSF):	\$94.00 PSF		thawke@stratarealty.com
Clear Height:	30'	Sale Price:	\$15,324,528.00		951-280-1733
Sprinkler:	Yes	Est. Net Exp.:	\$0.08 NNN		
Yard (Y/N):	Yes				Landon Hawke
Power:	2,000 Amps				hawke@stratarealty.com
Zoning:	ICDD				(951) 280-1733
DH/GL:	29 DH/2 GL				
Additional Info:	Zoning allows for office, retail and industrial uses. Tremendous upside potential.				

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts to legal, tax, environment, building construction, soil-drainage or other such matters. Copyright © 2009 Strata Realty. All rights reserved. Timothy Hawke's license number is 01403432; Adam Silverman's license number is 01397929; Landon Hawke's license number is 01770844; and Jason Palda's license number is 01820370.