



30'
CLEARANCE

41,815
SQ. FT.

100
PARKING STALLS

AVAILABLE FOR SUBLEASE

1550 MAGNOLIA AVENUE
— SUITE 101, CORONA, CA

FIBER OPTIC
INTERNET



AVAILABLE SPACE
41,815 SF



TOTAL BUILDING
198,000 SF



LOADING DOORS
3 DH



SPRINKLERS CALC
ESFR



TRUCK COURT
YES



OFFICE AREA
±11,000 SF



MIN. CLEAR HEIGHT
30'



EASY ACCESS
91 & 15 Freeways

SUBLISTING OVERVIEW

Lee & Associates is pleased to offer the 41,815 square foot corporate headquarter distribution facility for sublease.

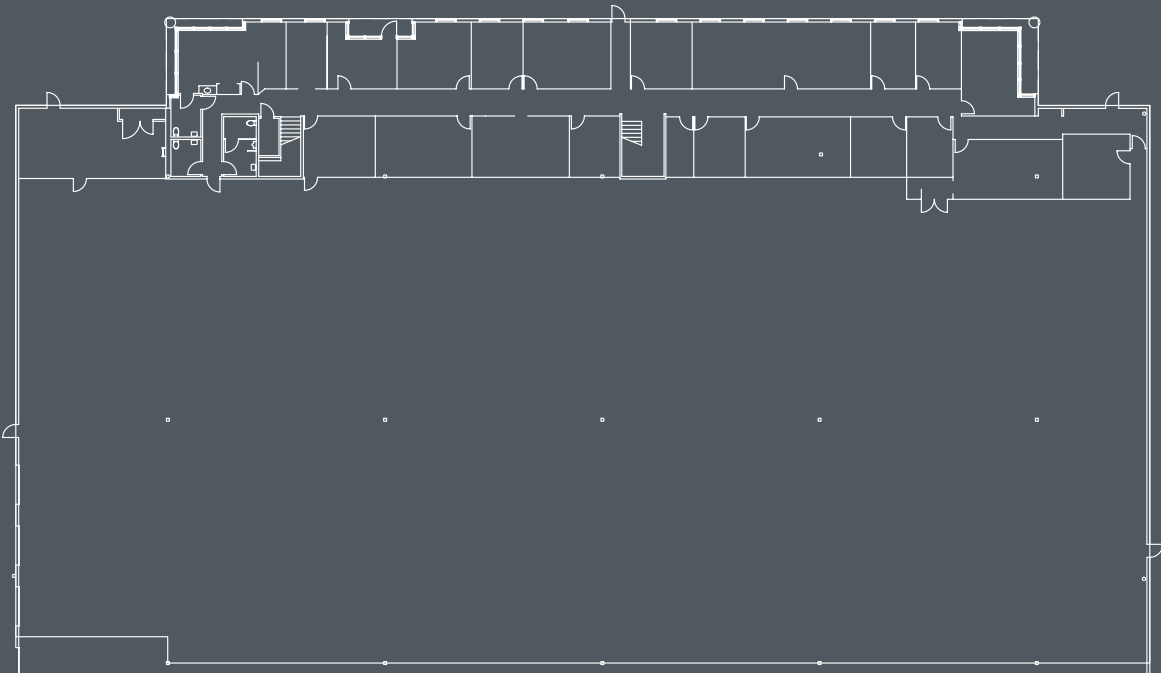
The current tenant, Monkey Sports, consolidated their operation to this building in May 2015. Since then, their business continued to grow with further consolidation plans in Texas. This facility was ground control for their internet operations and now is available for sublease until March 31, 2022. The property owner has also expressed interest in a longer term lease so there is flexibility in the leasing term.

The location of the building is centered between Orange County and the Inland Empire. The immediate area has close proximity to retail amenities, the 91 & 15 Freeways and is centered in a thriving neighborhood with lots of new construction.

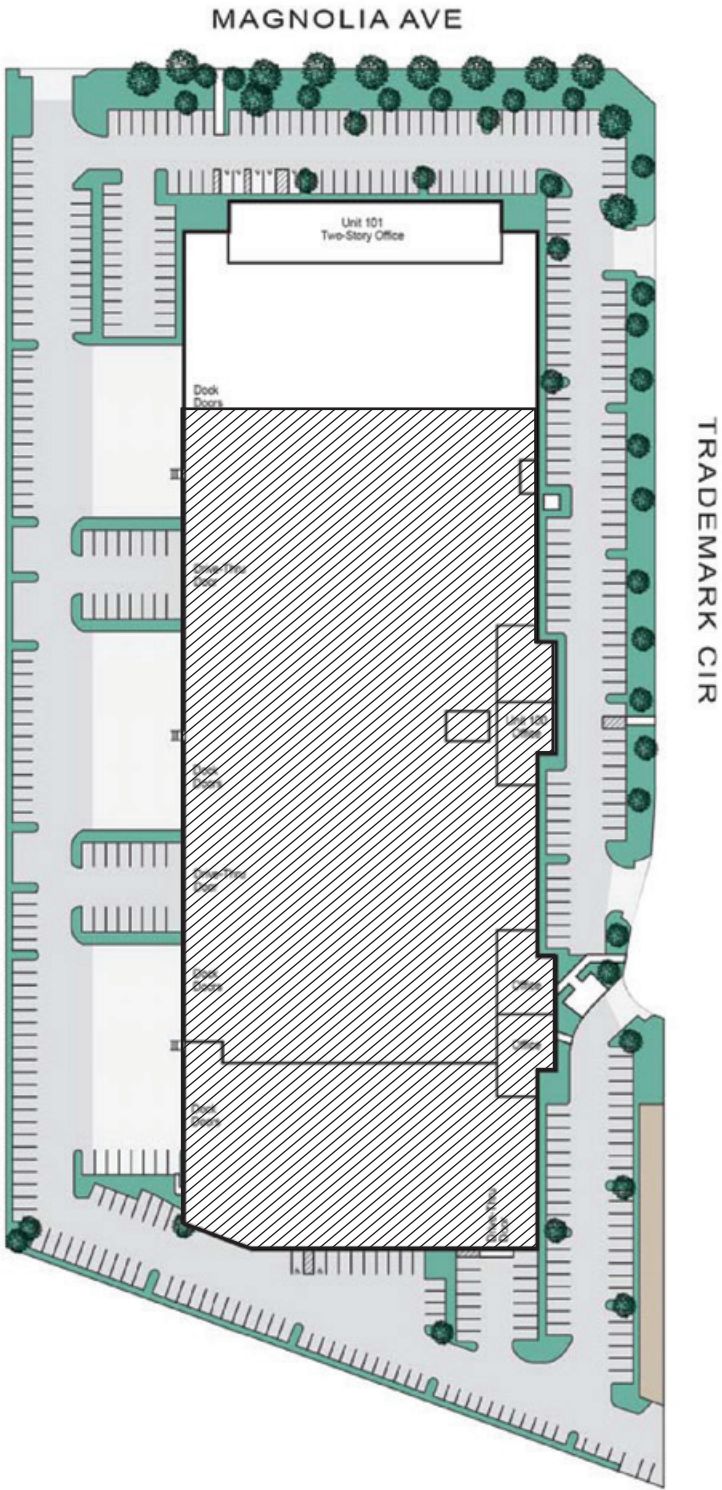
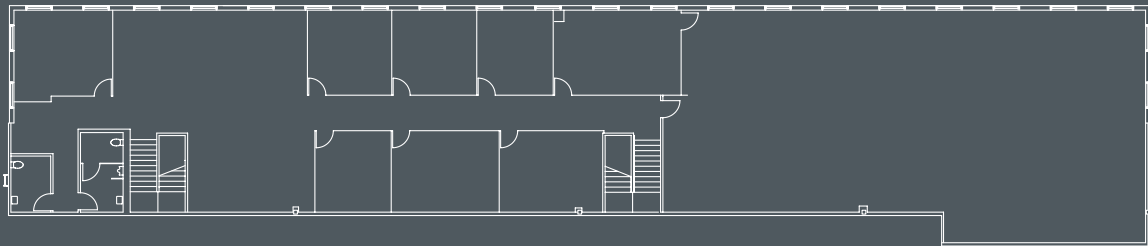


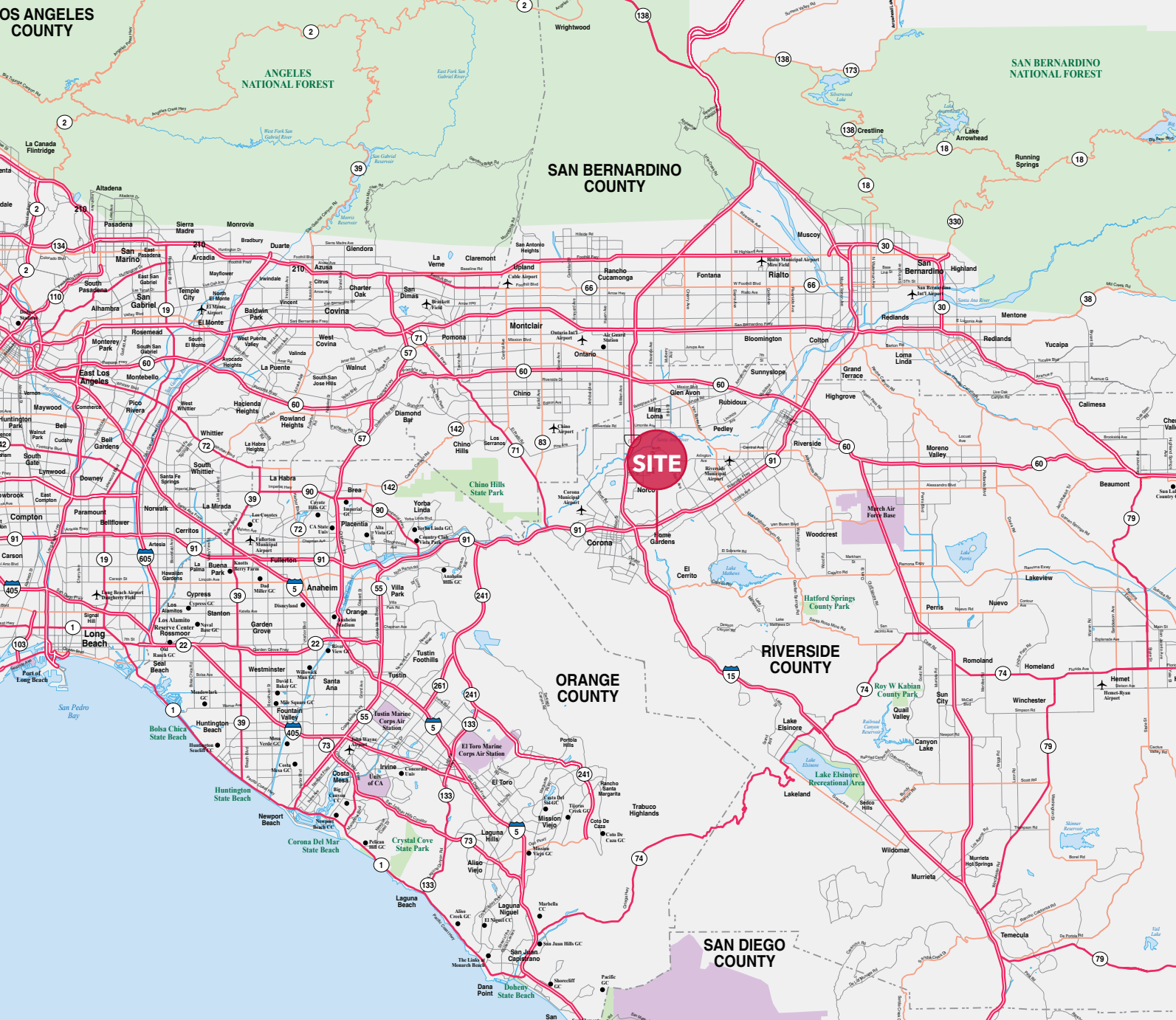
FLOOR PLAN

FIRST FLOOR



SECOND FLOOR





LEASING AGENTS

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