

**FULLY LEASED  
STATE-OF-THE-ART DISTRIBUTION/  
MANUFACTURING BUILDING**

**EXECUTIVE SUMMARY**

***Voit***

REAL ESTATE SERVICES

AN APPROXIMATE  
**113,050 SQ. FT.**  
INDUSTRIAL OFFERING

345 Cessna Circle  
Corona, CA



# THE OFFERING

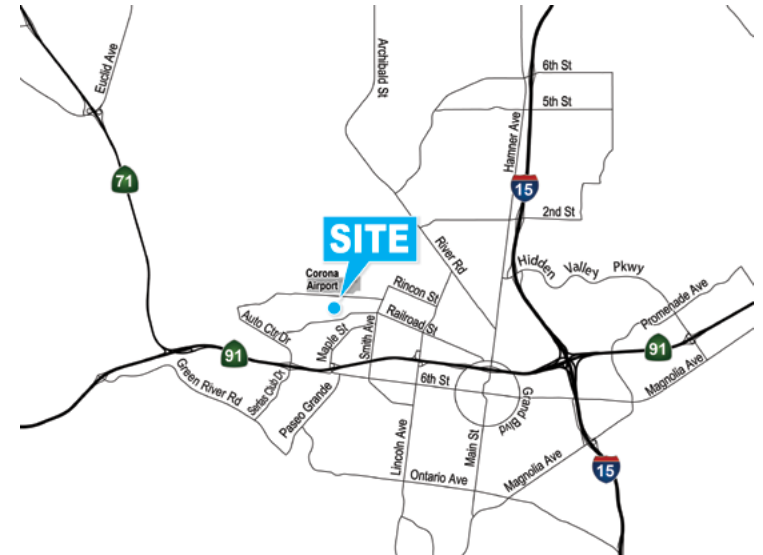
Voit Real Estate Services is pleased to offer for sale 345 Cessna, Circle, Corona, CA, a 113,050 square foot fully leased state-of-the-art distribution/manufacturing building situated on 5.92 acres of land area. The building is located in the highly desirable West Corona Submarket and serves as home to Exide Technologies, a global leader in stored energy solutions, and PCC Aerostructures (a wholly owned subsidiary of Berkshire Hathaway), a leading developer and manufacturer of highly engineered fasteners/fastening systems, aerostructures, and engineered products.

Constructed in 2003, this concrete tilt-up building features state-of-the-art amenities including 30' of minimum warehouse clearance, an ESFR ready fire sprinkler system, nine (9) dock high loading doors, three (3) grade level doors, a large secured truck court and yard area, and well distributed heavy power.

The building is located immediately north of the Riverside (91) freeway and offer convenient access to the Interstate (15), Pomona (60) freeways, Highway (71), West Corona Metrolink and North Main Corona Metrolink. The property also offers easy access to the Ontario International Airport, John Wayne Airport, Long Beach Airport, Los Angeles International Airport and the ports of Long Beach and San Pedro.

## Investment Highlights

- Highly desirable West Corona submarket with convenient access to the Riverside (91) and Interstate (15) Freeways.
- State-of-the-art building features including 30' of warehouse clearance and ESFR ready fire sprinkler system.
- Two-tenant building with limited maintenance and property management requirements.
- Historically strong submarket with a low vacancy rate of 3.75%.
- Stable cash flow from national credit tenants Exide Technologies and PCC Aerostructures.
- Below market rents, creating the opportunity to significantly enhance returns on lease renewal or re-tenanting.
- Potential to expand second floor office area and size of the building area.
- Extensive capital investment to the property by existing tenants making lease renewal highly likely.



<b>TOTAL BUILDING SIZE</b>	113,050 Square Feet
<b>LAND AREA</b>	5.92 Acres
<b>OFFICE AREA</b>	13,602 Square Feet
<b>NUMBER OF BUILDINGS</b>	One (1)
<b>TENANT</b>	PCC Aerostructures Exide Technologies
<b>LEASE TYPE</b>	AIR Standard Industrial / Commercial Single-Tenant Lease-Net
<b>YEAR ONE NET INCOME</b>	\$831,643*
<b>YEAR TWO NET INCOME</b>	\$851,962*
<b>ASKING PRICE</b>	Offered Unpriced

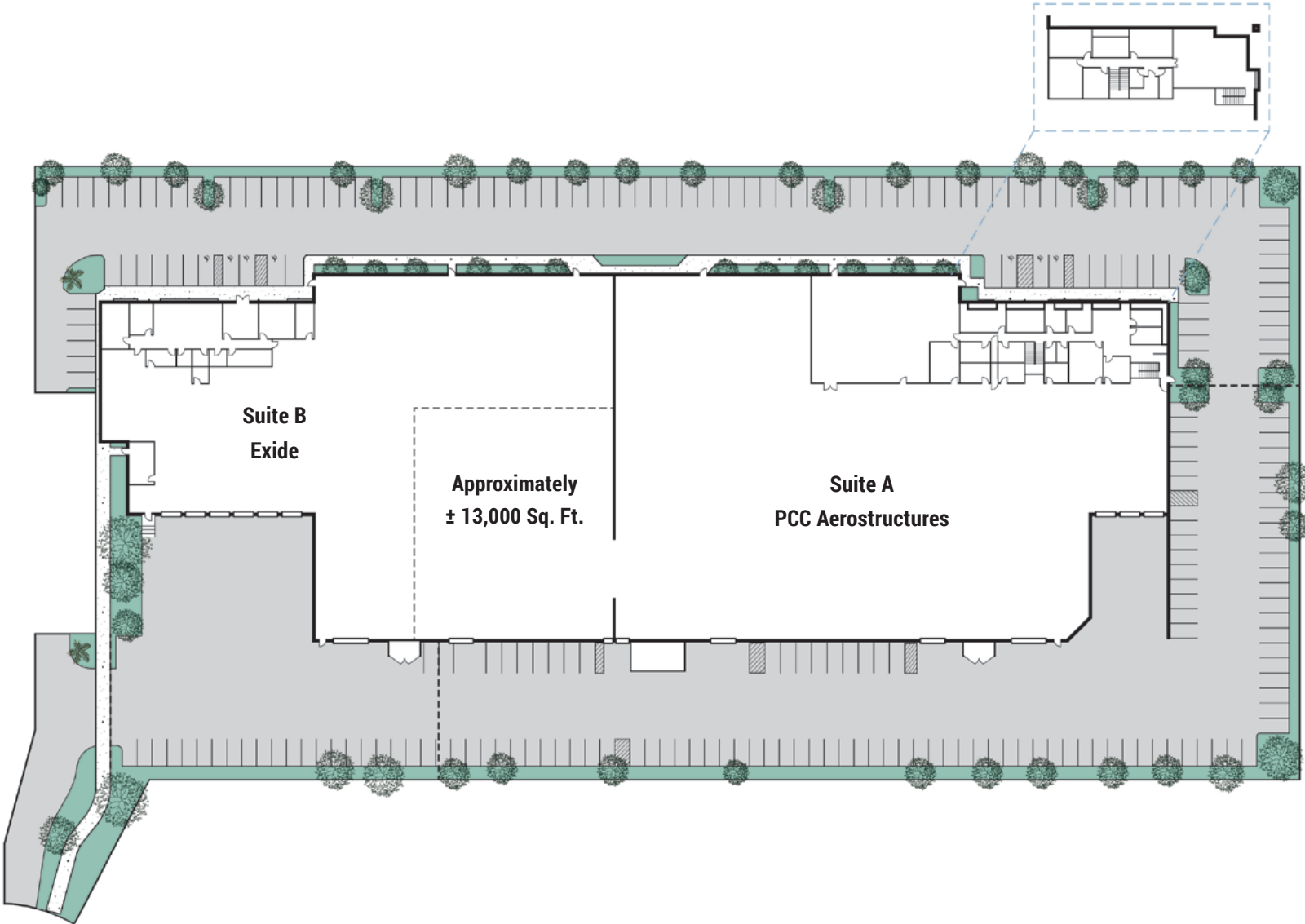
\*Based on current property taxes

# PROPERTY DESCRIPTION

<b>BUILDING SIZE</b>	±113,050 Square Feet
<b>LAND AREA</b>	5.92 Acres
<b>OFFICE AREA</b>	±9,660 Square Feet (Unit A) ±3,942 Square Feet (Unit B)
<b>PARKING</b>	225 Stalls
<b>YEAR BUILT</b>	2003
<b>WAREHOUSE CEILING HEIGHT</b>	30'
<b>COLUMN SPACING</b>	55' x 65' / 55' x 40'
<b>CONSTRUCTION TYPE</b>	Reinforced Concrete Tilt-Up
<b>FIRE SPRINKLERS</b>	ESFR Ready System
<b>NUMBER OF FLOORS</b>	One (1)
<b>LOADING DOCK HIGH / GROUND LEVEL</b>	9 DH / 7 GL
<b>PARCEL NUMBER</b>	101-350-017
<b>ELECTRICAL SERVICE</b>	4000 Amps; 277/480 Volt
<b>ZONING</b>	M-2
<b>HVAC</b>	Roof mounted package units servicing office areas. Warehouse served by swamp coolers and AC
<b>YARD</b>	Yes
<b>ROOF</b>	Built-up Mineral Composition



# FLOOR & SITE PLAN



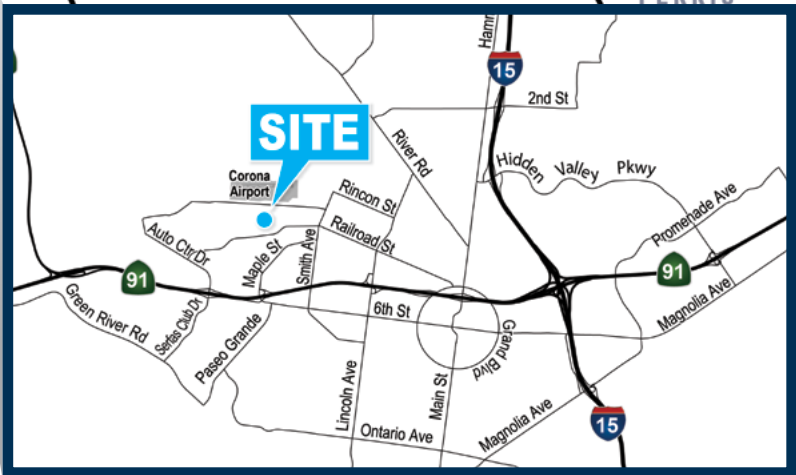




Cessna Cir

Railroad St









Corona  
Airport

Railroad St

Pomona Rd

Maple St

6th St

Smith Ave

91

to Center Dr



## EXECUTIVE SUMMARY

# STATE-OF-THE-ART DISTRIBUTION/MANUFACTURING BUILDING



Exclusively  
Offered by:

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**Voit**

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