

# FOR LEASE

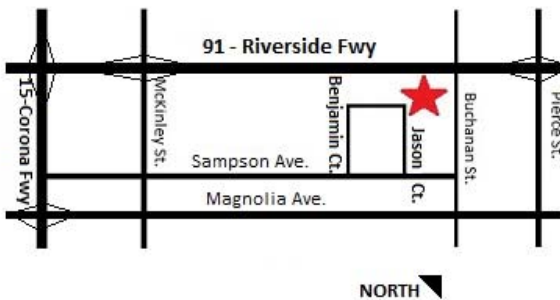
## 4,927 Sq. Ft. Buildings On 1.87 Acre Lot



**265 Jason Court  
Corona, CA**

### Features Include:

- Two Buildings on 1.87 Acres (81,511 sf)
- 1,960 Sq. Ft. Office/Showroom Building
- 2,967 Sq. Ft. Shop/Warehouse Building
- 323' of Freeway Frontage With Pole Sign
- 400,000 +/- Average Daily Traffic
- Four 12'x16' Ground Level Loading Doors
- 18' Clearance in Shop/Warehouse Building
- 400 Amp 3-Phase Power
- Concrete Wash Bay
- Auto/RV/Heavy Equipment Okay
- Easy Access to 91 & 15 Freeways
- Divisible to 1,960 SF w/35,000 SF Yard
- Divisible to 2,967 SF w/23,000 SF Yard



\*Not to scale.



1241 N. Lakeview Avenue, Ste. F  
Anaheim, CA 92807  
DRE #01033833

*For Further Information Please Contact:*

**JIM POTTER** | **BRIAN DALTON** | **CORY NELSON**  
DRE #00549334      DRE #01181724      DRE #01872768

**(714)777-1468** Fax **(714)777-5779**

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# site data

GROSS SITE AREA: 85,391 sq.ft. (1.96 acre)  
 NET SITE AREA: 80,391 sq.ft. (1.85 acre)  
 TOTAL BUILDING AREA: 4,927 sq.ft.

# building data

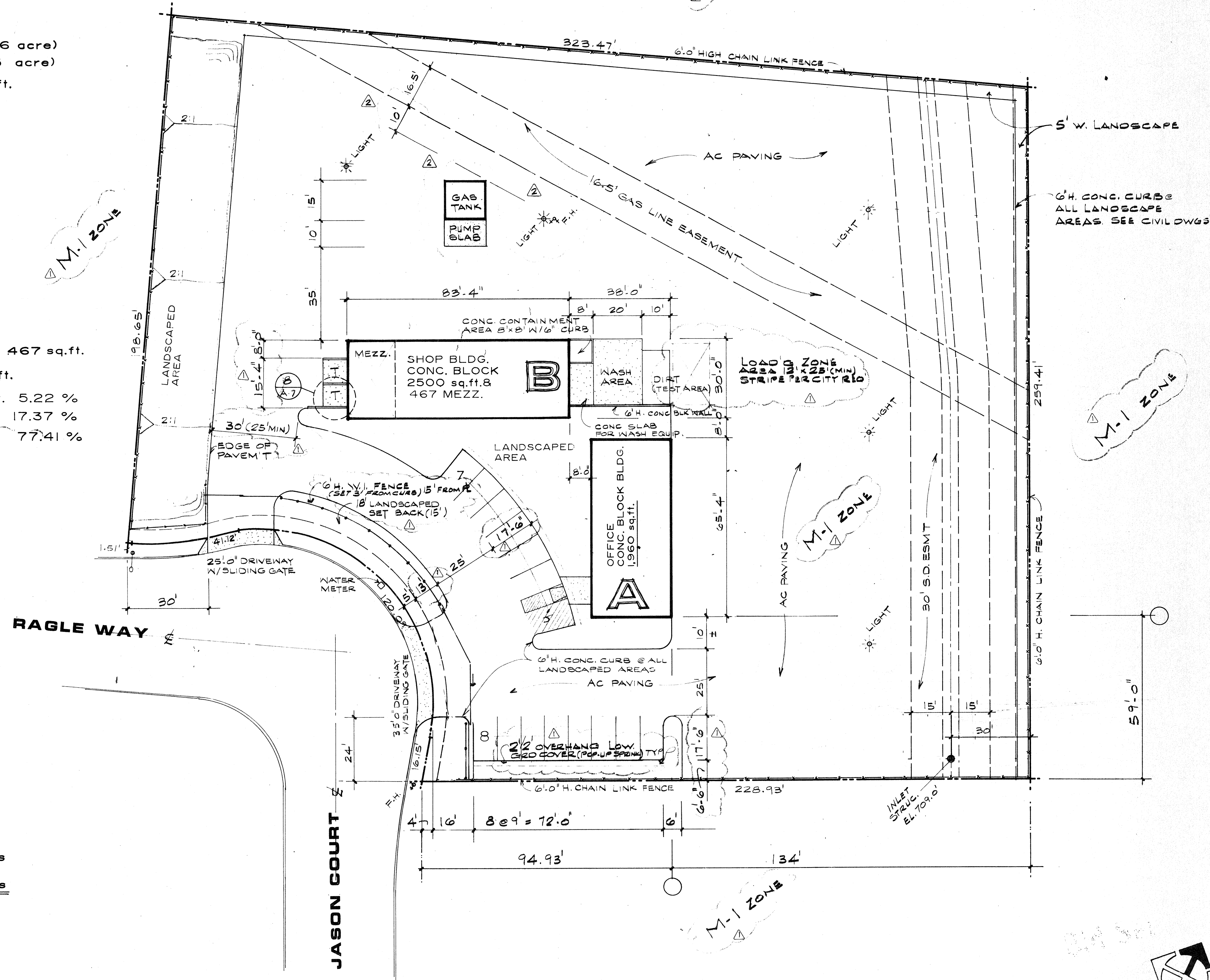
OCCUPANCY GROUP B-2  
 CONSTRUCTION TYPE V-N

BUILDING A: 1,960 sq.ft.  
 BUILDING B: 2,500 sq.ft. MEZZ. 467 sq.ft.  
 TOTAL BUILDING AREA: 4,927 sq.ft.  
 BUILDING COVERAGE: 4,460 sq. ft. 5.22 %  
 LANDSCAPED AREA: 14,831 sq. ft. 17.37 %  
 PAVED AREA: 66,100 sq. ft. 77.41 %

# parking data

OFFICE @ 1/300: 6.54 spaces  
 SHOP @ 1/500: 5.93 spaces  
 TOTAL REQUIRED 12.48 spaces

HANDICAPPED (14'x19') 1 space  
 STANDARD (9'x20') 14 spaces  
 TOTAL PROVIDED 15 spaces



# site plan

1:20 Bid Set

**Kingannon Architects**  
 13691 Red Hill Ave. Tustin, Ca. 92680  
 714/730-5995

LOT # 9 PARCEL MAP #20688  
**G.K.N. RENTAL CENTER**  
 JASON COURT & RAGLE WAY  
 CORONA, CALIFORNIA  
 LARMOR 938-0111

JAMES KINGANNON, A.I.A.  
 AMERICAN INSTITUTE OF ARCHITECTS

Sheet Title: **SITE PLAN**  
 Scale: 1" = 20'

Date: 11-27-89  
 Project Number: 9095  
 Drawn By:  
 Revisions:  
 1-25-90  
 3-14-90

Sheet Number:  
**A-2**  
 2 of 29

Drawings and Specifications as instruments of service are and shall remain the property of the Architect whether the Project for which they are made is executed or not.