

"JLL" does not have an Owner Agency Agreement for the Property being presented herein.



132
BUSINESS CENTER DR

CORONA, CALIFORNIA

FOR SALE

R&D LABORATORIES & PREVIOUSLY FDA FULL SCALE-UP MANUFACTURING

**±149,129 SF TURN KEY
PHARMACEUTICAL
MANUFACTURING BUILDING**

PROPERTY OVERVIEW



±149,129 SF, Two-story Office/Manufacturing with Subterranean Research Lab Facility (Solid Oral Dosage Tablet Manufacturing). Pharmaceutical Manufacturing and Processing Equipment Available for Purchase



Two (2) Covered Dock High (8'x10') Loading Doors with Load Levelers and Dock Seals



Four (4) Ground Level Loading Doors



Fenced/Secured Trucking Yard with Guard Shack



±20' - ±24' Warehouse Clearance



Fully Fire-Sprinklered



5,200 AMPS, 277/480 Volt (Verify Power)



Two (2) Back Up Generators and Central Utility Plant



1 | 3 | 2



Secured Entry Lobby



Conference Rooms



Freight Elevator



Cafeteria



Lab Areas



Manufacturing Suites



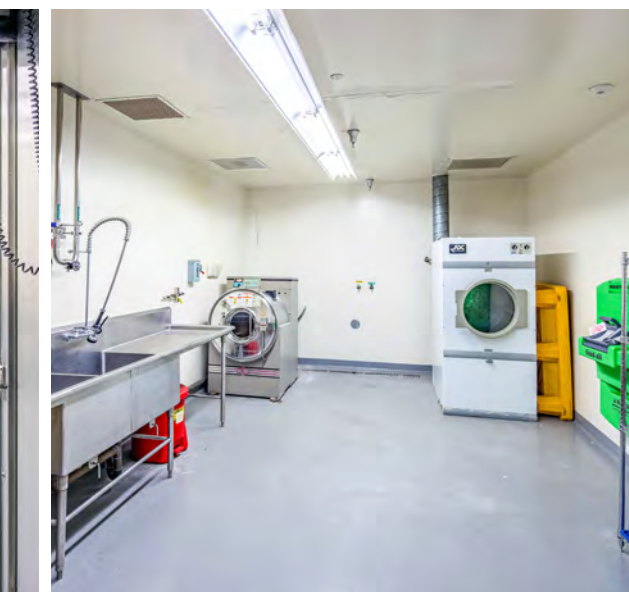
Large Fenced/Secured Property



INTERIOR FEATURES

- 8,000 LBS Freight Elevator
- Energy Efficient Lighting Throughout Plant
- Passenger Elevator
- One Ton Overhead Crane
- Outside HazMat Storage
- Maintenance Shop
- Space Heaters in Warehouse
- Men's & Women's Locker Rooms with Showers
- Environmental Monitoring Systems
- Secure High Rack Storage $\pm 24'$
- Large Employee Cafeteria





PHARMACEUTICAL/MANUFACTURING HIGHLIGHTS

Previously Approved cGMP Manufacturing and Distribution Facility

1 Large DEA Vault

R&D Room with Steam & Compressed Air

Centralized Vacuum System

Laundry & Washroom

Pallet Washing Room

Bumper Guards

Class 100,000 (ISO 7)

Manufacturing Suites with Large Gowning Area, Floor Drains and Epoxy Floors

Automated Doors with Air-Locks

Compounding Room

Granulation Room

Central Utilities Compressed Air, Vacuum & Purified Water

Sealed Light Fixtures

R&D Labs with 6', 8' & 10' Fume Hoods

SITE PLAN



VANDER STREET

MARKET STREET

132
Business Center Drive

EMPLOYEE
ENTRANCE

MAIN ENTRY

GENERATOR

GENERATOR

BUSINESS CENTER DRIVE

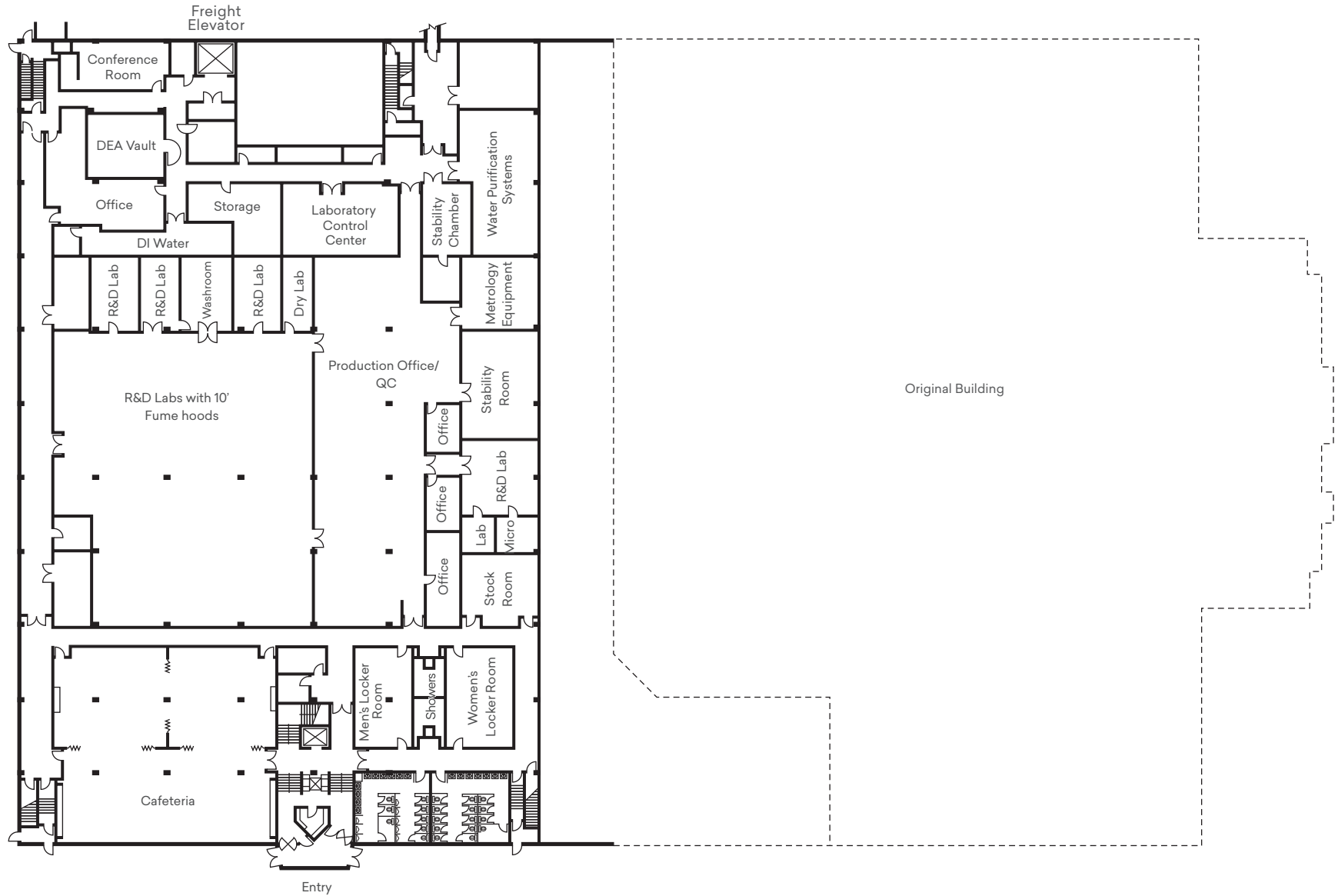


FLOOR PLAN

BASEMENT LAB/OFFICE AREA | ±38,543 SF

Lab: ±25,031 SF

Office Area: ±13,512 SF



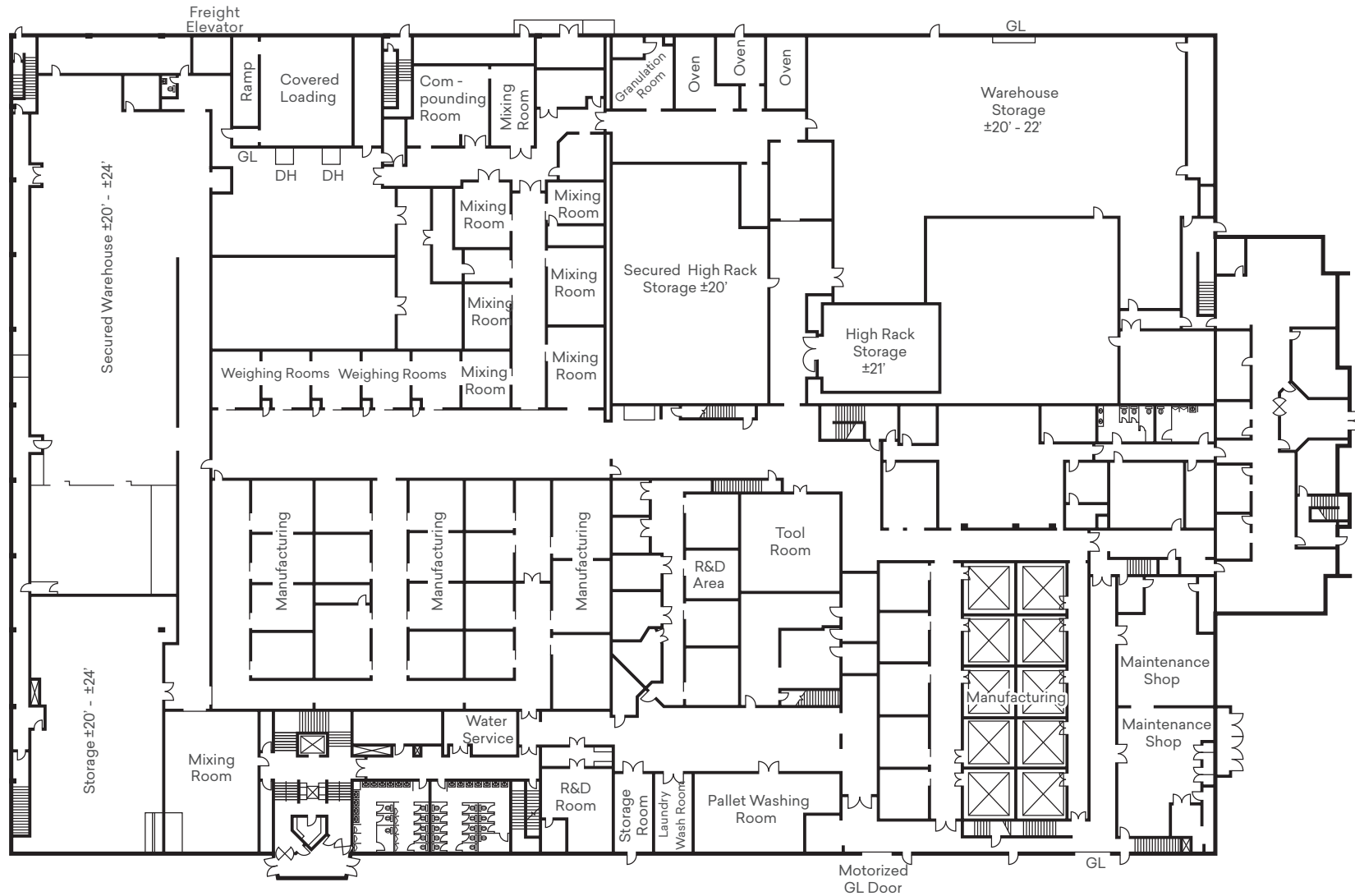
FLOOR PLAN

FLOOR 1 | ±98,764 SF

Warehouse/Storage Area: ±31,794 SF

Office Area: ±18,667 SF

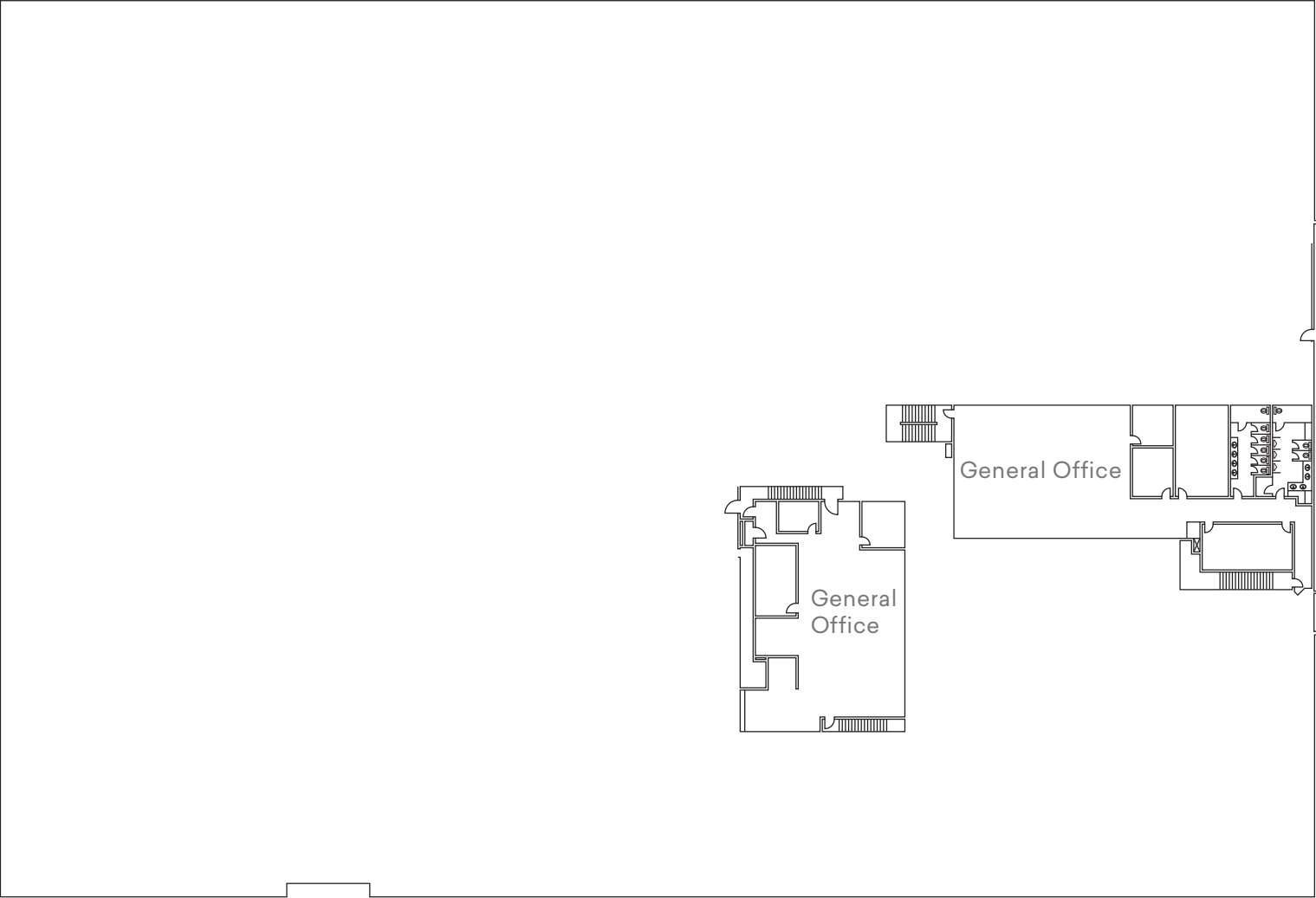
Manufacturing/Packing Area: ±48,303 SF



FLOOR PLAN

FLOOR 2 | ±11,822 SF

Office Area: ±11,822 SF





1 3 2
BUSINESS CENTER DR



Lockers with Showers



Large Conference Rooms



Furniture Available



Phone & Data Center



Clean Corridor with Air Locks



Building with Monument Sign



Dock Doors



AREA AMENITIES CORONA

Corona is a city in Riverside County, California located 48 miles southeast of Los Angeles and 95 miles north of San Diego. Originally named “South Riverside,” Corona was founded at the height of the Southern California citrus boom in 1886 and is advantageously situated at the upper end of the Santa Ana River Canyon, a significant pass through the Santa Ana Mountains. The town of Corona was once known as the “Lemon Capital of the World”. The city derived its name (and its nickname, “The Circle City”) from the curious layout of its streets, with a standard grid enclosed by the circular Grand Boulevard, 2.75 miles in circumference. In recent years Corona has been known as the “Gateway to the Inland Empire”. Prior to the 1980s, the city was largely an agricultural community, dominated by citrus orchards, ranches, and dairy farms. High real estate prices in Los Angeles and Orange counties made the area’s land desirable to developers and industrialists, and by the late 1990s Corona was considered a major suburb of Los Angeles. The development of commerce and industry in the city has been accelerated by access to the area via the 91 Freeway, with many firms leaving northern Orange County to be closer to their employees’ homes in Corona and Riverside. The construction of the nearby 71 Freeway has linked Corona to the Pomona and San Gabriel valleys.

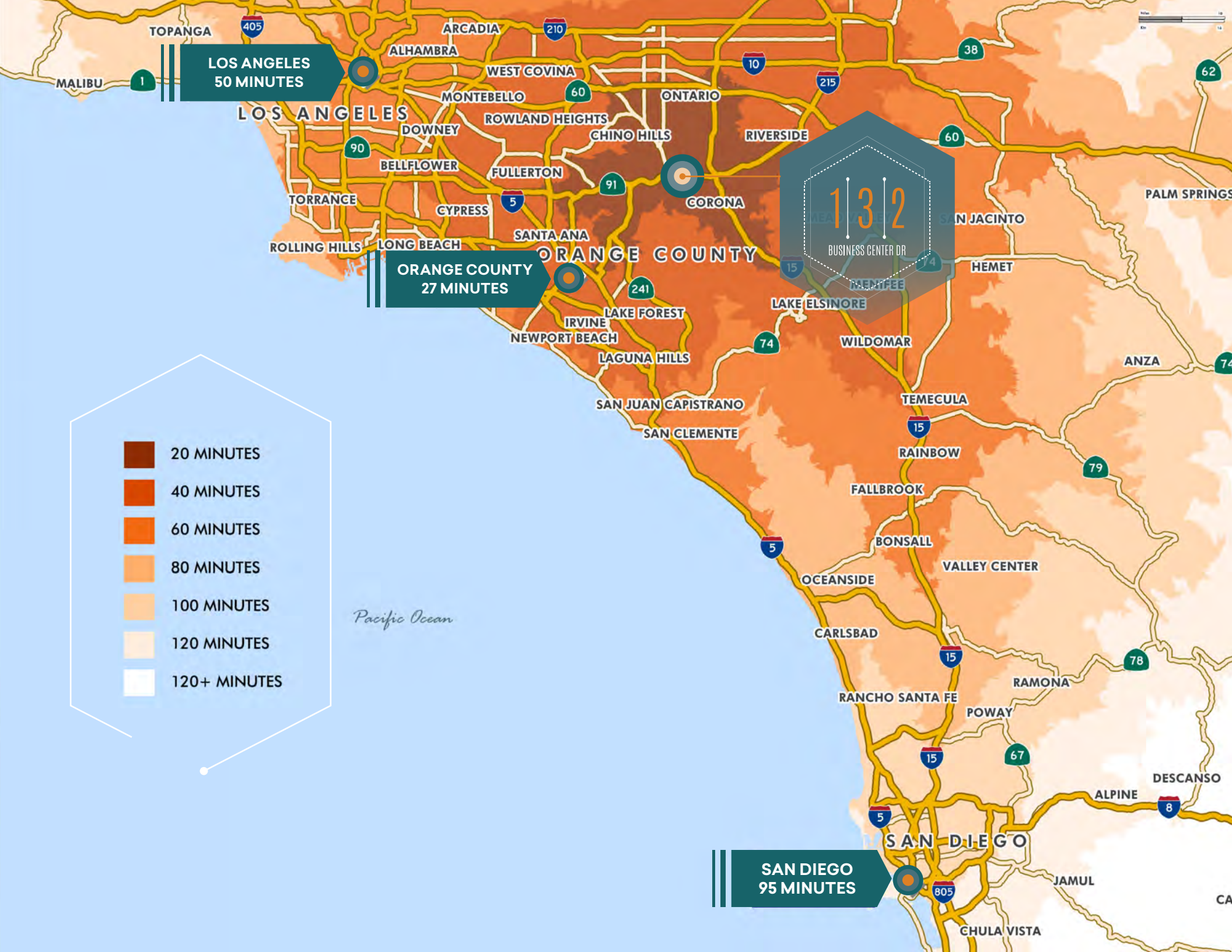
Demographics

Daytime Population	172,553
2018 Estimated Population	163,428
2023 Projected Population	171,615
2010 Census Population	152,374
2000 Census Population	128,399
Population Growth Rate (2010 – 2018)	0.85%
Population Growth Rate (2018 – 2023)	0.98%
2018 Estimated Median Age	33.7
2018 Estimated Households	47,870
2023 Projected Households	50,084
2010 Census Households	44,950
2000 Census Households	39,003
Household Growth Rate (2010 – 2018)	0.77%
Household Growth Rate (2018 – 2023)	0.91%
2018 Est. Average Household Income	\$104,509
2023 Est. Average Household Income	\$122,610

Source: ESRI/Fast Report, CBRE Research, 2018

Rank	Employer	Employees
1	Corona-Norco Unified School District	5,399
2	Corona Regional Medical Center	1,113
3	Kaiser Permanente	995
4	All American Asphalt	840
5	City of Corona	805
6	Fender	650
7	Monster Energy	607
8	TWR Framing	600
9	Thermal Structures	500
10	Veg-Fresh Farms	425

Source: City of Corona CAFR, 2017

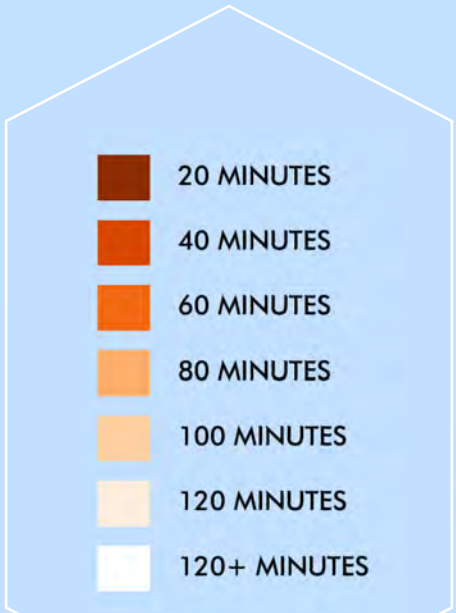


LOS ANGELES
50 MINUTES

ORANGE COUNTY
27 MINUTES

SAN DIEGO
95 MINUTES

132
BUSINESS CENTER DR



Pacific Ocean

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