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WARE MALCOMB ANNOUNCES CONSTRUCTION IS COMPLETE ON LBA PROMENADE WAREHOUSE

Irvine, Calif. (May 20, 2019) – Ware Malcomb, an award-winning international design firm, today announced construction is complete on the new LBA Promenade Warehouse building located at 515 South Promenade in Corona, Calif. Ware Malcomb provided architecture and civil engineering services for the project.

The new, 32-foot clear tilt-up industrial building is comprised of 163,056 square feet, including 5,000 square feet of office space and a 2,500 square foot wood mezzanine. Located in an M-1 Light Industrial Zone, the building includes a full concrete yard, 20 dock-high roll-up dock doors, an ESFR sprinkler system, and 2,000 AMP – 3 phase power upgradable to 4,000 AMPs.

The new facility on the urban infill site replaces an obsolete metal building. The shell of the building was designed using concrete tilt-up panels, concrete slab flooring, steel beams and trusses, and an aluminum storefront system. An entrance canopy welcomes visitors, while skylights throughout the building fill the space with natural light. New lighting, power systems, exhaust fans, and plumbing work were incorporated throughout the building. Additional site work included new concrete paving, chain link fences, CMU screen wall, wrought iron sliding gate, parking striping, site lighting and landscaping.

The 8.7-acre site presented several civil engineering opportunities including mitigating the 100-year storm and meeting post-construction water quality requirements with an underground chamber system. Off-site improvements for multiple agencies were completed and a drilled caisson retaining wall was designed along the property line to avoid impacting the adjacent parking lot.

“The LBA Promenade Warehouse is a state-of-the-art industrial warehouse that is ready for 21st century commerce,” said Tom Myers, Regional Vice President of Ware Malcomb’s Irvine and Inland Empire offices. “Every aspect of this building’s civil engineering and architectural design have been well thought-out to provide maximum functionality and performance for many decades to come.”

The developer of the project is [LBA Realty](#), and the General Contractor is [Millie & Severson](#).

About Ware Malcomb (waremalcomb.com)

Established in 1972, Ware Malcomb is an international design firm providing planning, architecture, interior design, branding and civil engineering services to commercial real estate and corporate clients. With 23 [office locations](#) throughout the United States, Canada, Mexico and Panama, the firm specializes in the design of commercial office, corporate, industrial, science & technology, healthcare, retail, auto, public/educational facilities and renovation projects. Ware Malcomb is recognized as an Inc. 5000 fastest-growing private company and a Hot Firm and Best Firm to Work For by Zweig Group. The firm is also ranked among the top 15 architecture/engineering firms in *Engineering News-Record's* Top 500 Design Firms and the top 30 interior design firms in *Interior Design* magazine’s Top 100 Giants. For more information, visit waremalcomb.com/news and view Ware Malcomb’s [Design video](#) at youtube.com/waremalcomb.

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