

# LINCOLN BUSINESS PARK

268 N. LINCOLN AVENUE, CORONA, CA



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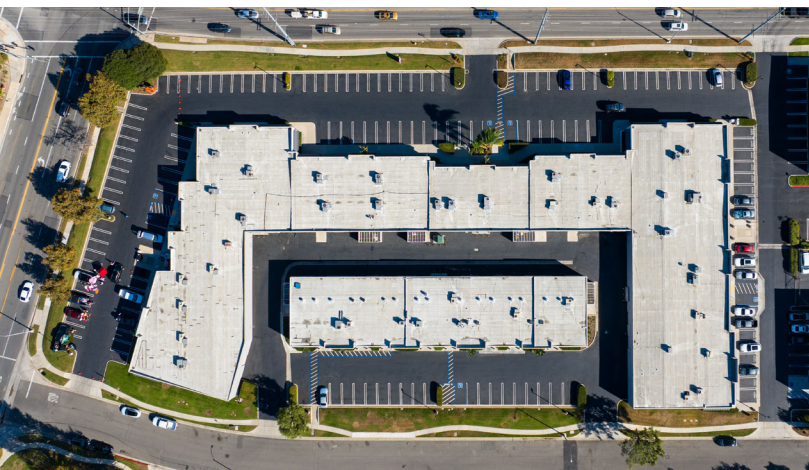
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## TENANT ADVANTAGE

- Vacant units delivered in refurbished condition.
- High visibility and excellent signage
- Flexible suite layouts to accommodate specific uses
- Accommodating ownership and management
- Business park environment with sizes ranging from 1,100 SF to 6,500 SF to allow growth over time

## PROPERTY HIGHLIGHTS

- West Corona location
- Immediate access to Riverside (91) & Ontario (15) Freeways
- flexibility in use's ranging from Industrial/ office / retail and flex space
- Walking distance to restaurants and other nearby amenities

## BUILDING PARK FEATURES

Parking Ratio	3 Stalls:1,000 SF
Clear Height	±14' - 16'
Ground Level Loading	Yes
Signage	Yes
Trash Removal	Yes
Landscaping	Yes

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## CURRENT AVAILABLE SUITES FOR LEASE

Address	Suites	Total Size SF	Lease Rate PSF	Comments
268 N Lincoln Ave	14	±3,414	\$1.78 PSF Gross	<ul style="list-style-type: none"><li>Reception area, 2 private offices, conference room, large open bullpen area, breakroom, 2 private restrooms, move-in ready condition.</li></ul>

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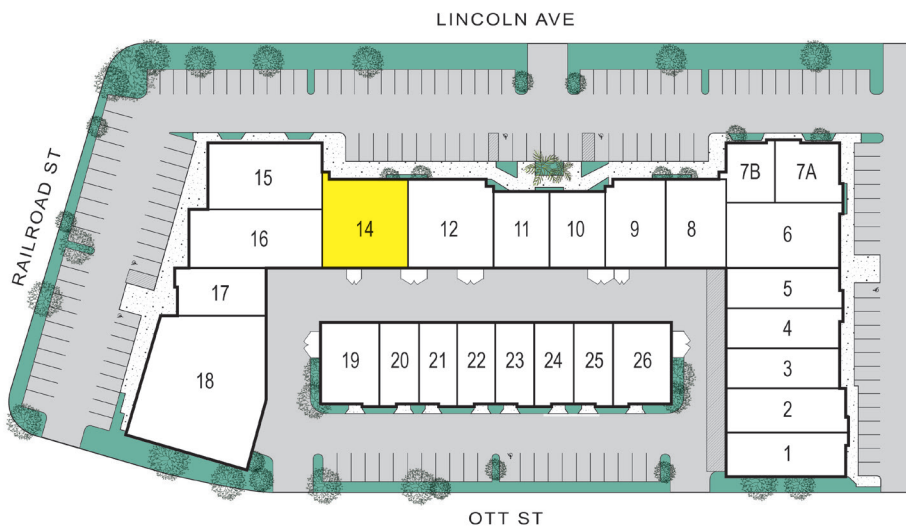
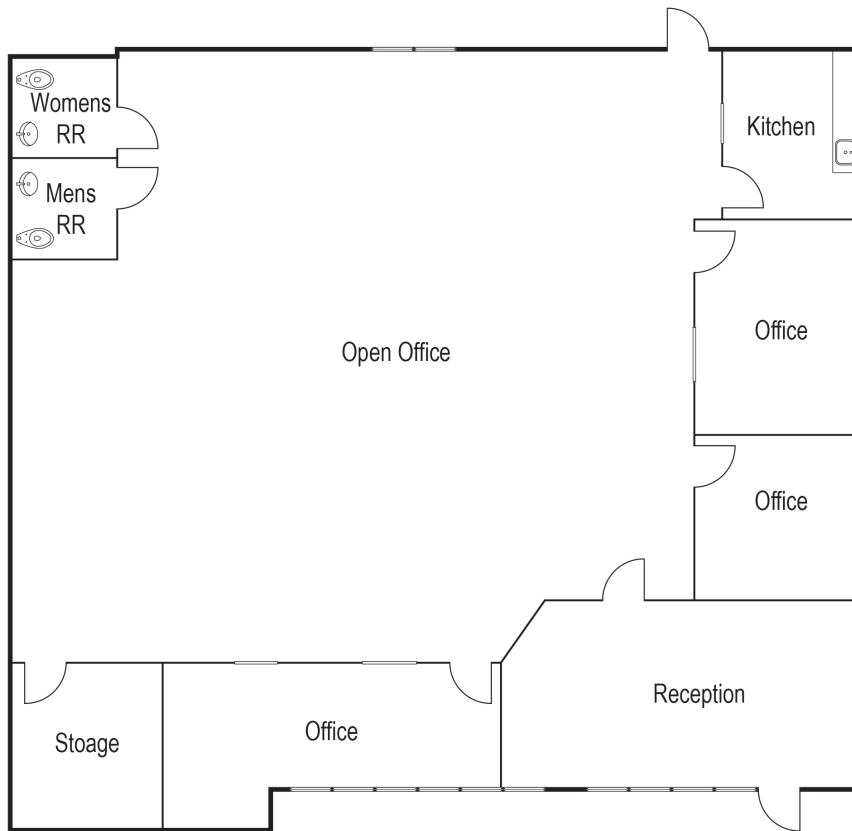
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# LINCOLN BUSINESS PARK

268 N. LINCOLN AVENUE, STE.14 , CORONA, CA



**± 3,414 SF**

Office Space

*\*Floorplans Not to Scale*

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