

LINCOLN BUSINESS PARK

268 N. LINCOLN AVENUE, CORONA, CA



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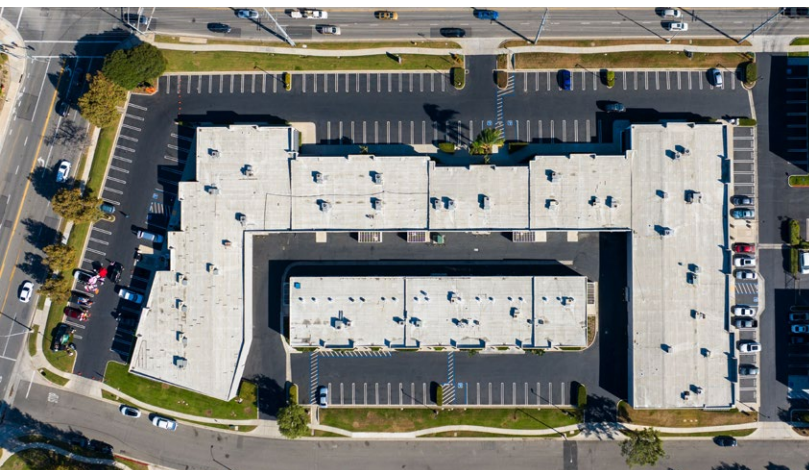
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TENANT ADVANTAGE

- 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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Unit 7B ±1,319 SF Ask Rate - \$ 1.80 PSF Gross • Reception Area, 3 Private Offices, Large Conference Room, Storage Room, Kitchen Area, 1 Restroom



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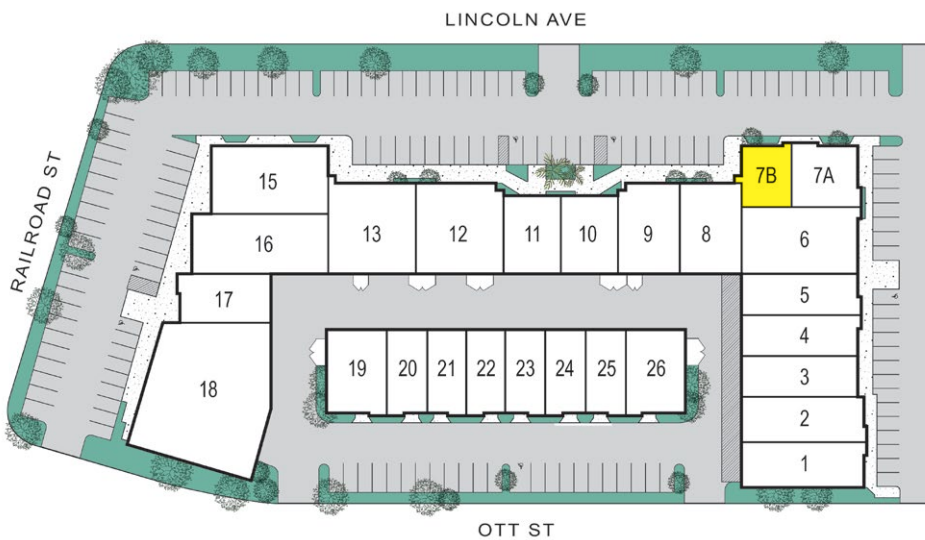
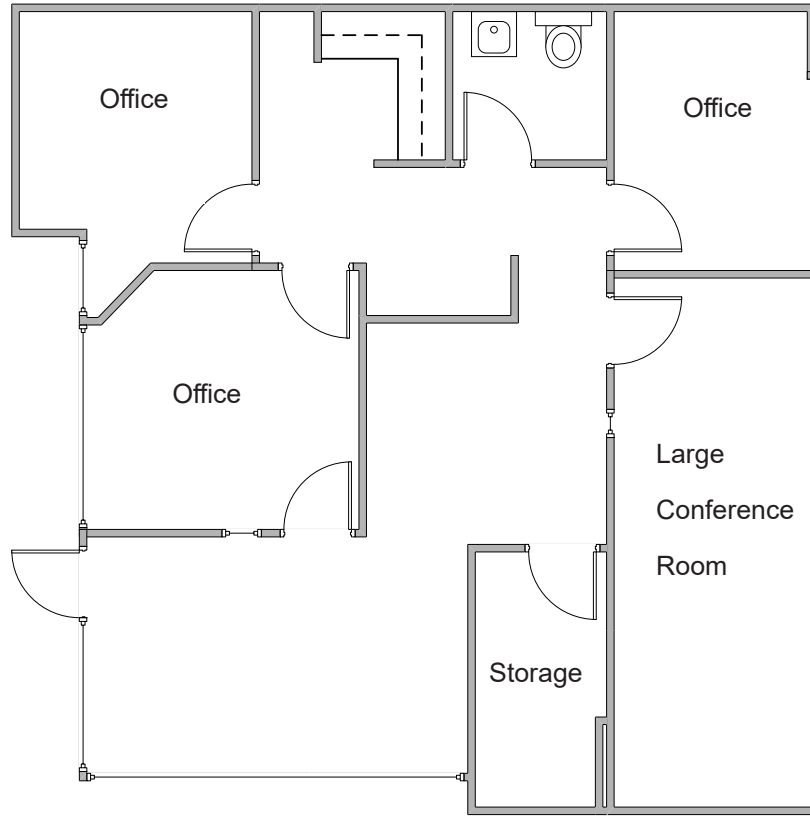
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268 N. LINCOLN AVENUE, UNIT 7B



± 1,319 SF
Office Space
**Floorplans Not to Scale*

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