



## 1284 E Lincoln St

1284 E Lincoln St, Banning, CA 92220



### Edmond Melendez

Dynasty Real Estate

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# 1284 E Lincoln St

\$12.60 /SF/YR

50,140 Sq. Ft. Industrial Warehouse on 7 Acre Corner Lot w/ 3 Acre Yard. Property includes Built Office Space & Additional Storage Building. Fully Fenced, 3-Phase Electrical, Alarmed & Sprinklered. Building Space Totaling 57,253 Sq. Ft on 7.13 Acres. Built-out Office Approx. 3,648 Sq. Ft., Storage/Utility Warehouse with GL Door Approx. 3,465 Sq. Ft. Two Minutes off 10 Freeway, Enter/Exit From all Three Streets, Security Cameras on Site....

- Industrial Warehouse on 7 Acres
- Two Minutes off 10 Freeway
- Fully Fenced Corner Lot
- Trucking or Storage Yard w/ CUP



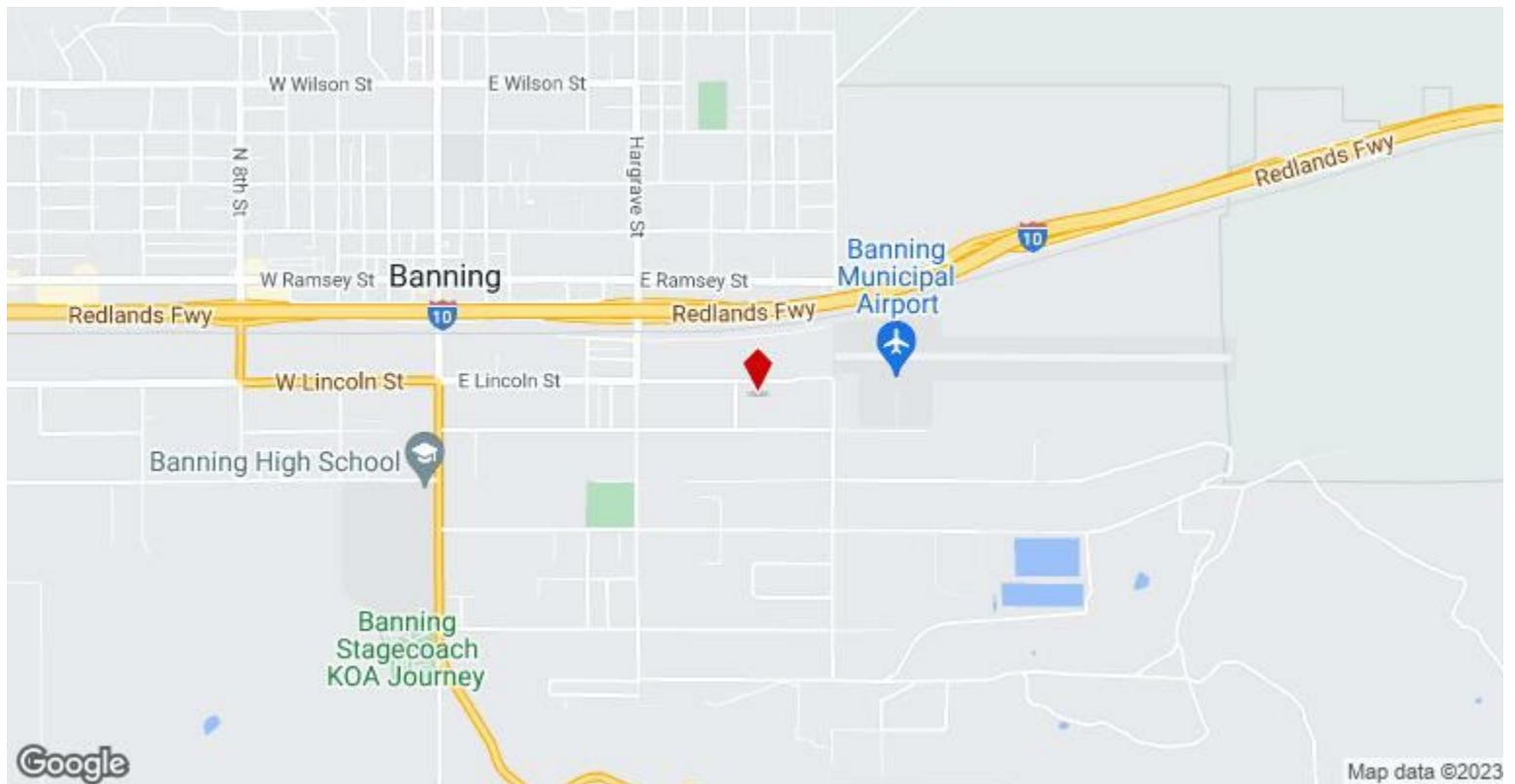
Rental Rate:	\$12.60 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	57,253 SF
Year Built:	1982
Taxes:	\$0.13 USD/SF/MO
Operating Expenses:	\$0.03 USD/SF/MO
Rental Rate Mo:	\$1.05 /SF/MO

1st Floor

Space Available	57,253 SF
Rental Rate	\$12.60 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	3,648 SF
Space Type	Relet
Space Use	Industrial
Lease Term	5 - 10 Years

2.5% Commission on 5 Years! Industrial Warehouse. 7 Acres. Private Yard. Truck Repair, Towing, Storage & Service. Truck Yard or Terminal with CUP. Parking. Manufacturing. Distribution. Machining. Storage Yard. Contractor's Storage Yard.





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## Property Photos





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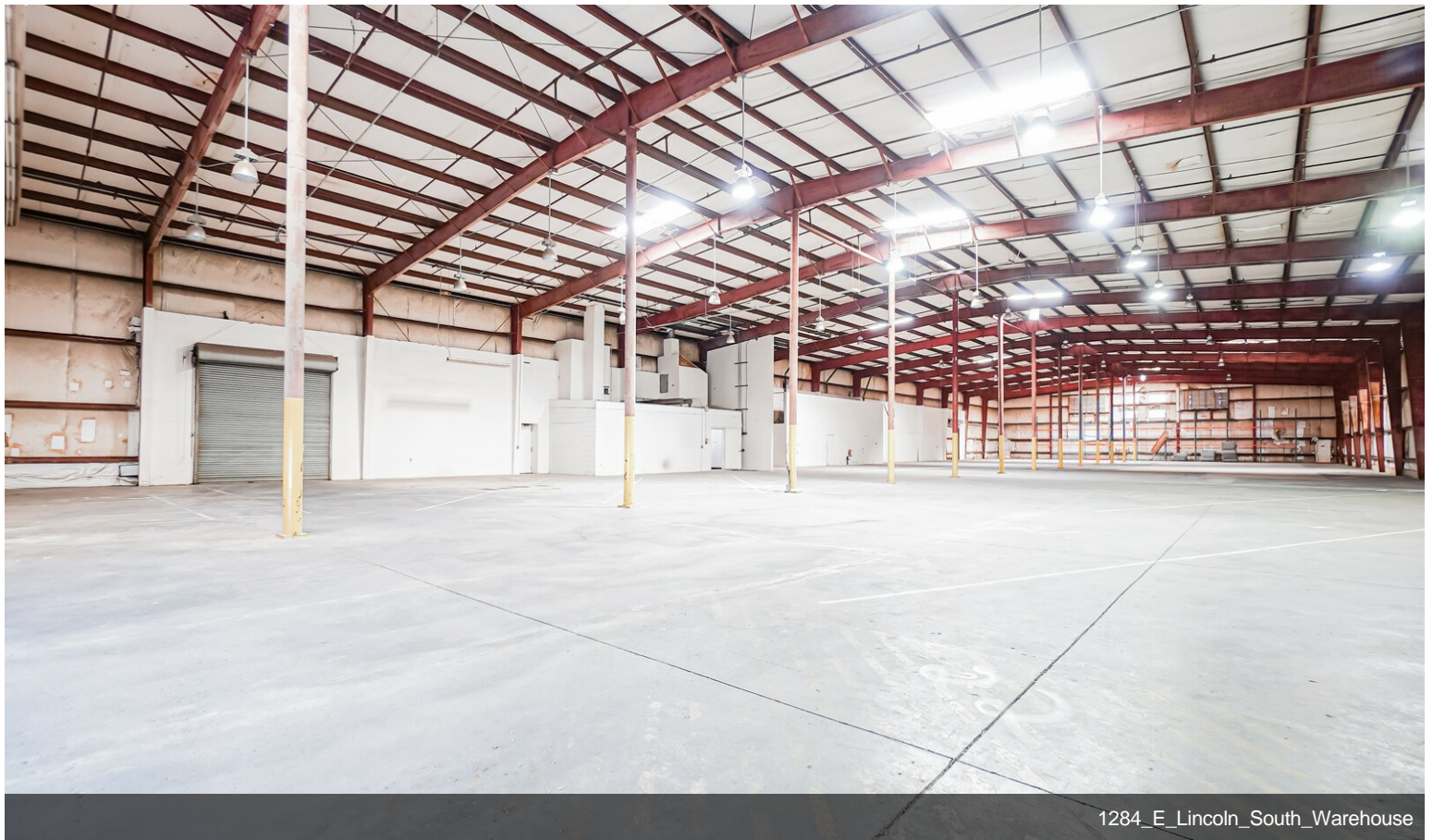
1284 E. Lincoln St. Banning



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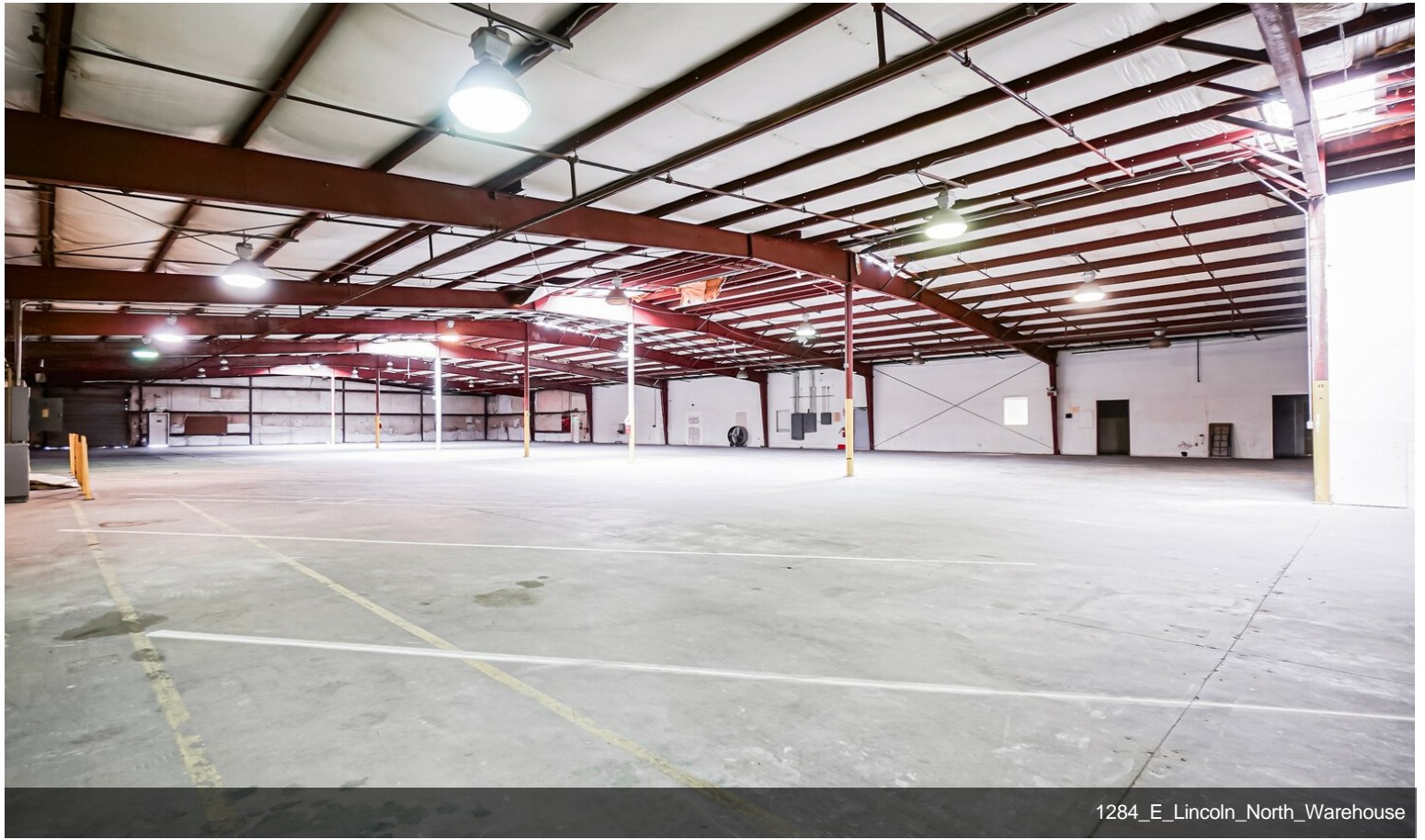


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SKETCH

