

LEINEN BUSINESS PARK

CORONA, CALIFORNIA



FOR LEASE 20,800 SF & 27,200 SF ON 2.83 AC

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ADDRESS	BUILDING SIZE	OFFICE SPACE	LEASE RATE PSF	GRADE DOORS	CLEAR HEIGHT	COMMENTS
10060 Dawson Canyon Rd	±27,200 SF	2,408 SF	\$1.42 Net	8	16'-20'	1.15 AC Extra Yard; 1,800 Amps
10064 Dawson Canyon Rd, Ste E	±20,800 SF	900 SF	\$1.35 Gross	6	22'	ESFR Sprinklers; Yard Possible

Leinen Business Park offers a unique opportunity in Southern California for manufacturing facilities with rare to find building features.

Across the two buildings, a tenant can secure up to 14 ground-level doors, a minimum of 2,200 Amps of 480 volt power, heavy power, and a ESFR sprinkler system for high-intensity operations. One warehouse is equipped with swamp coolers to keep crews comfortable and safe. Outside, the properties provide large yards, gravel or concrete, ideal for equipment, materials, or container storage, along with ample parking.

Buildings can be leased individually or as a combined campus, giving flexibility to scale operations. With no surrounding neighbors, manufacturers can run around-the-clock, heavy-duty operations without concern for noise or outdoor activity. Convenient access to the I-15 makes distribution and logistics highly efficient.

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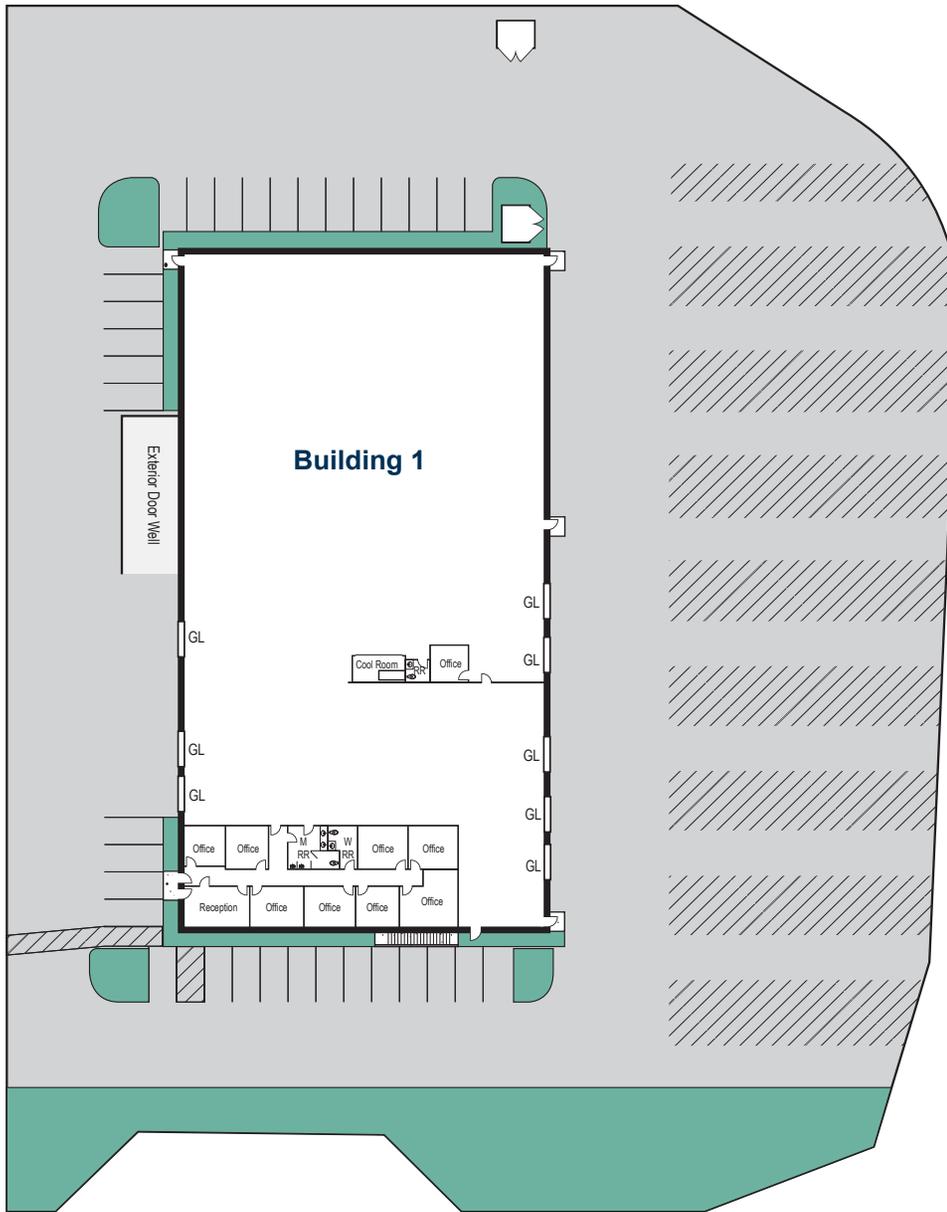
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10060 DAWSON CANYON RD SITE PLAN



PROPERTY HIGHLIGHTS

- 27,200 SF MANUFACTURING BUILDING
- 2,400 SF OF OFFICE SPACE
- 1.15 AC EXTRA YARD SPACE FOR STORAGE
- 2 ELECTRIC METER – 1,800 AMP'S EXPANDABLE TO 2,400 AMP'S (VERIFY)
- FIRE SPRINKLERS
- 8 GROUND LEVEL DOORS
- DOCK LOADING (SHARED)
- 16' TO 20' WAREHOUSE CLEARANCE (VERIFY)
- WAREHOUSE SWAMP COOLER
- AIR LINES THROUGH OUT
- ZONING: M-M (MANUFACTURING-MEDIUM) VERIFY WITH COUNTY OF RIVERSIDE

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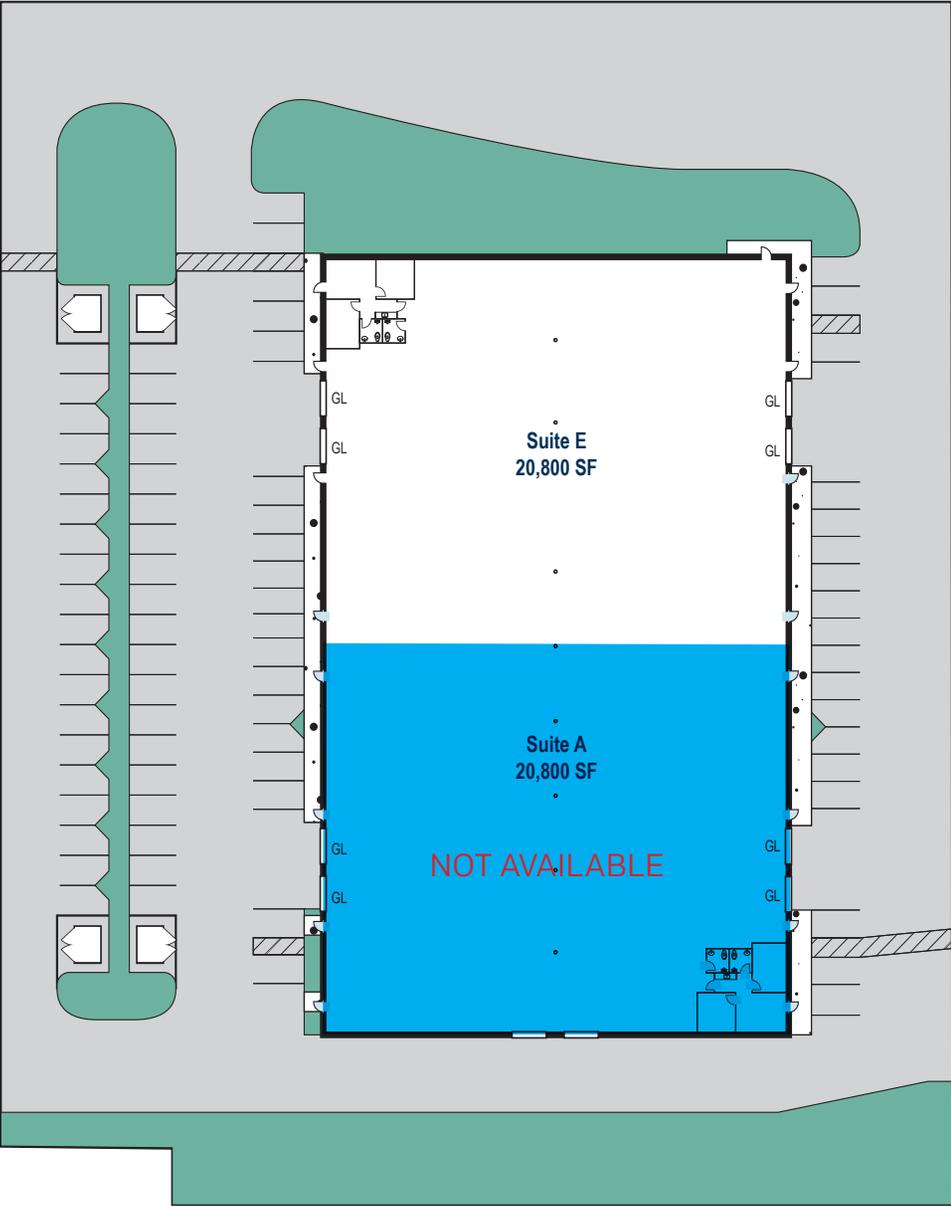
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10064 DAWSON CANYON RD, SUITE E SITE PLAN



PROPERTY HIGHLIGHTS

- +20,800 SF PART OF A LARGER 41,600 SF
- 22' CLEAR HEIGHT (VERIFY)
- 900 SF OFFICE SPACE
- 2:1 PARKING RATIO
- 6 GRADE LEVEL LOADING DOORS
- ESFR FIRE SYSTEM DESIGNATION
- 400 AMP, 277/480 (EXPANDABLE)
- YARD POSSIBLE
- EXCELLENT FREEWAY ACCESS TO I-15
- ZONING: M-M (MANUFACTURING-MEDIUM)
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