

FOR SALE or LEASE

±44,470 SF ON ±4.73 ACRES OF LAND WITH
LARGE FENCED YARD

PRICE REDUCTION
\$19,990,000.00



**Ashwill
Associates**

COMMERCIAL REAL ESTATE

21680 Gateway Center Drive, Suite 310, Diamond Bar, CA 91765

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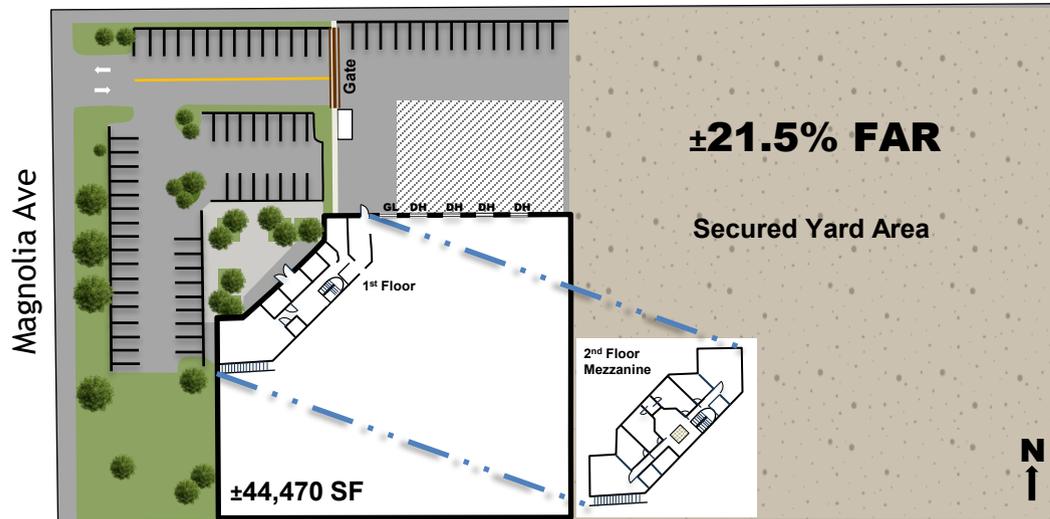
Mitch Ashwill
mitch@ashwill.com
Lic. 00970525
(626) 363-7868

**13951 Magnolia Avenue
Chino, California**



PROPERTY FEATURES

- ±44,470 SF on ±4.73 Acres
- ±6,600 SF of Two-Story Office Space
±3,025 SF on 1st Floor
±3,575 SF on 2nd Floor Mezzanine
- ±22' – 27' Clear Height (Varies)
- One (1) Ground Level Loading Door – 10' x 10'
- Four (4) Dock-High Doors – 9' x 9'
- .45/3,000 GPM Fire Sprinklers
- 800 Amps, 277/480V, 3 Phase Power (Verify)
- Secured / Fenced Yard Area with a Gate
- Magnolia Avenue Frontage
- Central Chino Location
- Direct Access to 60 & 71 Freeways



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