



美利威地產  
AMERIWAY REALTY



# OFFERING MEMORANDUM

14171 FERN AVE CHINO, SAN BERNARDINO, CA 91710

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**David Chang**

(626) 217-3578

sweethomeinusa@gmail.com

DRE CA #01932054



## PROPERTY SUMMARY



Address				
BUILDING AREA	OFFICE / WAREHOUSE	YEAR BUILT	PROPERTY TYPE	PARCEL NUMBER
11,439 SQFT	2,500 SQFT / 8,939 SQFT	2006	INDUSTRIAL	1053-441-21

## INVESTMENT HIGHLIGHTS

14171 Fern Ave, Chino, CA 91710

**PRICE UPON REQUEST**

Excellent Owner use or investment

Fully remodeled Warehouse and Office in 2019

Built in 2006

Extensive public street frontage

Business park (\*BP) Zoning which allows for a wide variety of uses

2 Ground Level Doors

Minimum Clearance 18"

60 gpm/2,000 SF Sprinkler Systems

800 Amps, 120/208 Volt Power

Professional Business Park Environment / HOA fee of approx. \$900 per month

Located 10 minutes from the Ontario international Airport , satisfying both passenger and air cargo requirements.

Highly Accessible to Orange County, San Gabriel Valley and the Inland Empire

Excellent Access to Highway 71 and 60 Freeway





## AERIAL MAP



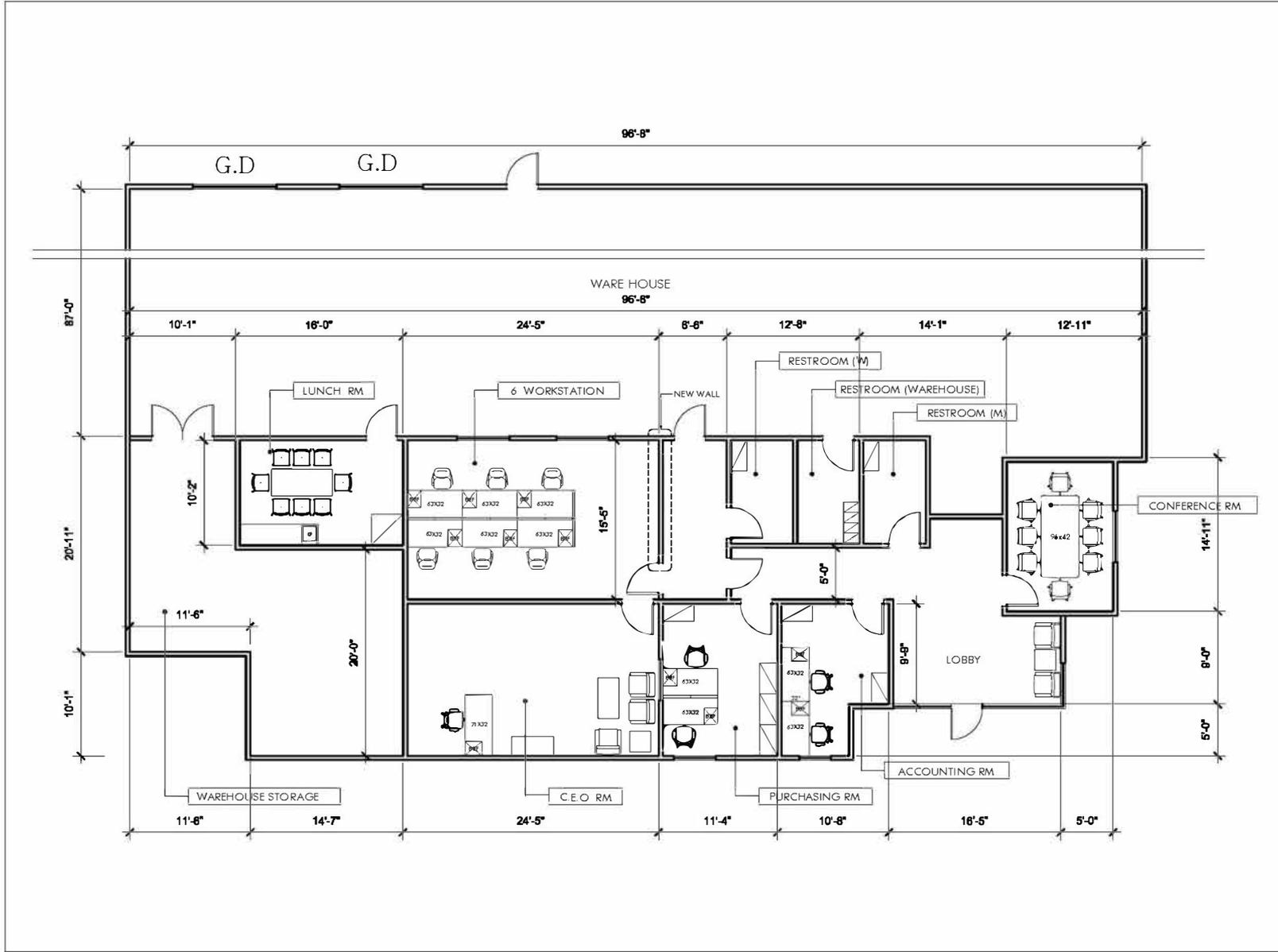
## LEGEND

- ▲ GRADE LEVEL DOOR
- INTERIOR DOCK WELL
- S.Y. SECURED YARD
- PHASE I
- PHASE II

# #6

## LEGEND

- ▲ GRADE LEVEL DOOR
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FLOOR PLAN

**Total Office Furniture**



L.A. 827 S. ALHAMBRA ST. LOS ANGELES, CA 90021  
-LI 888.888.8888 -

**FORCELL USA, INC**

12233 Highland Ave., Ste. 106-203 Rancho Cucamonga, CA 91739

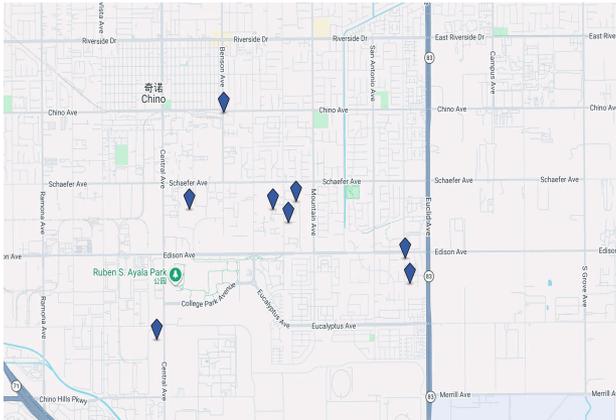
FLOOR PLAN

DATE:	05.17.19
BY:	
CHECKED BY:	
APPROVED BY:	
SCALE:	
PROJECT NAME:	
CLIENT NAME:	
PROJECT ADDRESS:	
PROJECT PHONE:	
PROJECT FAX:	



# PROPOSAL INVESTMENT

- Rent: \$1.35/SF - \$1.55/SF (Base Rent)
- Gross Annual Income: \$212,765



Lease Comps   Analytics   Map

	Sign Date	Start Date	Address	City	Floor	SF Leased	Rent/SF/Mo	Services	Rent Type
<input type="checkbox"/>	Dec 2025	Jan 2026	<a href="#">6951 Buckeye St</a>	Chino	1st	7,609	\$1.45		Asking
<input type="checkbox"/>	Nov 2025	Nov 2025	<a href="#">14151 Fern Ave</a>	Chino	1st	11,429	\$1.40	IG	Asking
<input type="checkbox"/>	Sep 2025	Oct 2025	<a href="#">13867 Redwood St</a>	Chino	1st	10,367	\$1.39		Asking
<input type="checkbox"/>	May 2025	Jul 2025	<a href="#">13933 Magnolia Ave</a>	Chino	1st	6,520	\$1.39	IG	Asking
<input type="checkbox"/>	Feb 2025	Mar 2025	<a href="#">13825 Magnolia Ave</a>	Chino	1st	9,890	\$1.35	IG	Starting
<input type="checkbox"/>	Mar 2025	Apr 2025	<a href="#">5703 Chino Ave</a>	Chino	1st	6,275	\$1.45	MG	Starting
<input type="checkbox"/>	May 2025	Jul 2025	<a href="#">14586 Central Ave</a>	Chino	1st	5,006	\$1.55	IG	Asking
<input type="checkbox"/>	Jul 2025	Aug 2025	<a href="#">13856 Magnolia Ave</a>	Chino	1st	11,520	\$1.32	MG	Asking

## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	8	\$15.84	\$16.83	\$16.74	\$18.60
Starting Rent Per SF	2	\$16.20	\$16.67	\$16.80	\$17.40
Effective Rent Per SF	-	-	-	-	-
Asking Rent Discount	2	0.0%	1.4%	1.7%	3.3%
TI Allowance	-	-	-	-	-
Months Free Rent	1	1	1	1	1

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	8	1	5	4	13
Deal Size	8	5,006	8,577	8,749	11,520
Deal in Months	4	36.0	36.0	36.0	36.0
Floor Number	8	1	1	1	1



## PROPOSAL INVESTMENT

Current Annual Gross Rental Income:  $\$1.55 \times 11439 \times 12 = \$212,765$

### Scenario 1 – 5% Annual Growth (Stable Market)

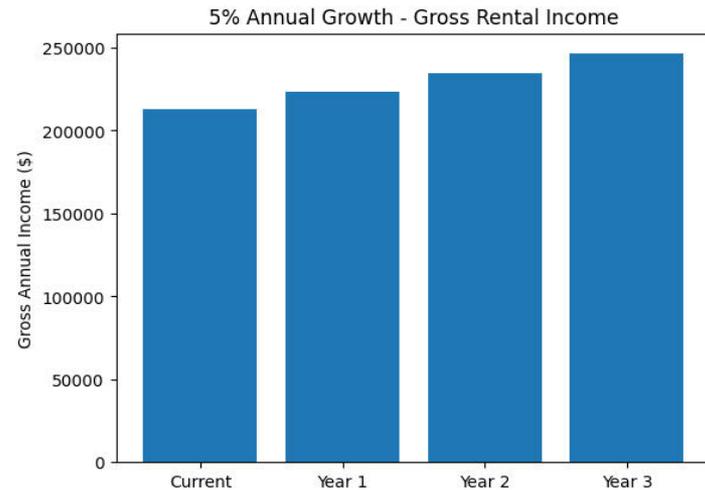
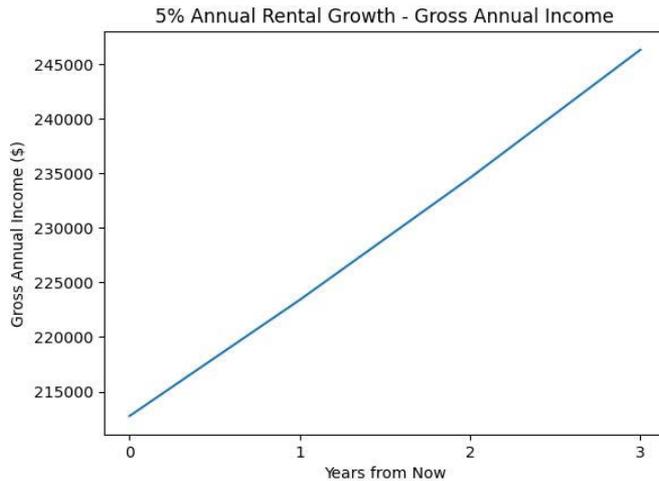
Year 1: \$223,404

Year 2: \$234,574

Year 3: \$246,303

3-Year Increase: + \$33,537

Total Growth: 15.8%



### Why Rental Rates Are Expected to Increase:

- \*Strategic proximity to Ontario International Airport.
- \*Limited industrial and supply in Inland Empire West.
- \*Structural long-term demand from e-commerce & 3PL.
- \*Strong logistics and air cargo expansion
- \*Rising construction costs supporting rent floor
- \*Functional single-story warehouse layout preferred by tenants



## PROPOSAL INVESTMENT

Current Annual Gross Rental Income:  $\$1.55 \times 11439 \times 12 = \$212,765$

### Scenario 2 –8% Annual Growth (Strong Market)

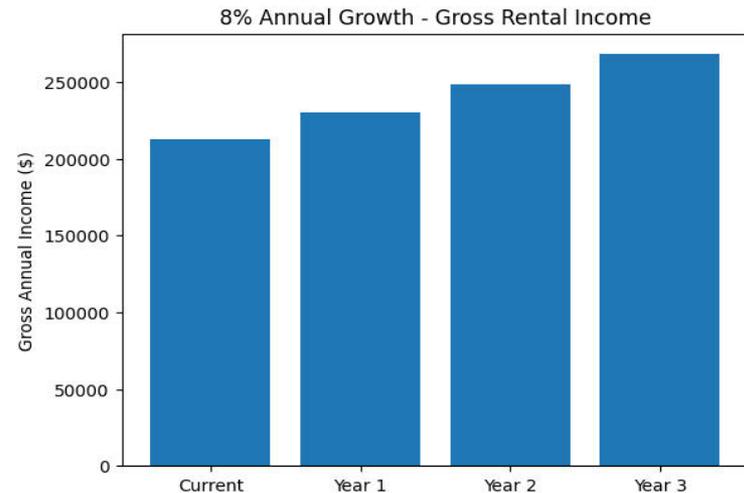
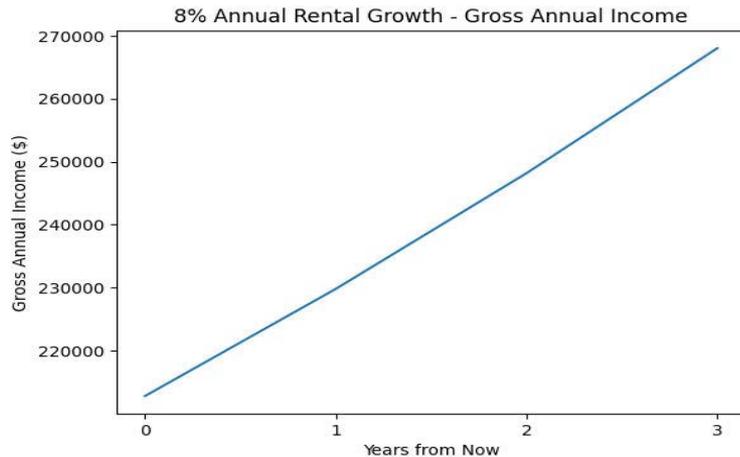
Year 1: \$229,787

Year 2: \$248,170

Year 3: \$268,023

3-Year Increase: +\$55,258

Total Growth: 26%

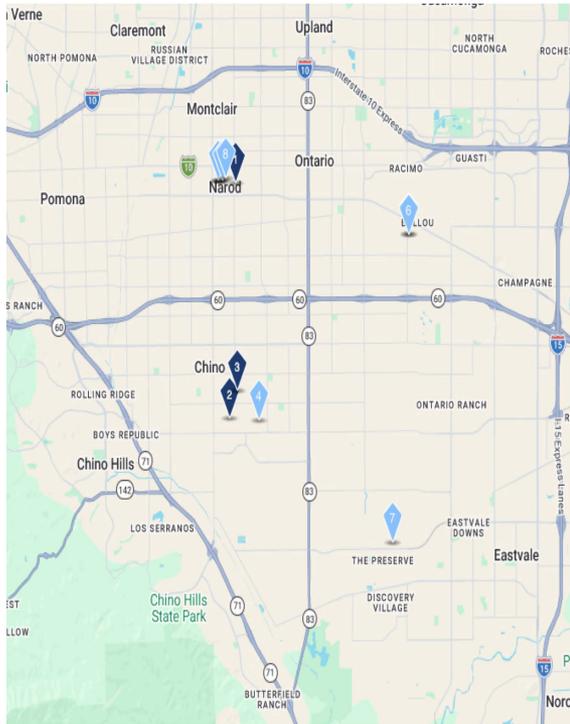


#### Why Rental Rates Are Expected to Increase:

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# SALE COMPS



## Sale Comps List

Property Name Address	City	Type	Size	Sale Information
1 517 S Benson Ave	Ontario	Warehouse ★★★★☆	23,900 SF	Sold: \$36,500,000 (\$1,527.20/SF)
2 Industrial Condo: Suite D 5581 Daniels St	Chino	Industrial Condo ★★★★☆	3,048 SF	Sold: \$1,300,000 (\$426.51/SF)
3 13575 Benson Ave	Chino	Warehouse ★★★★☆	48,000 SF	Sold: \$19,000,000 (\$395.83/SF)
4 13951 Magnolia Ave	Chino	Warehouse ★★★★☆	44,470 SF	For Sale: \$19,990,000 (\$449.52/SF)
5 Grand Ave 4 Properties	Ontario	Multiple	6,320 SF	For Sale: \$6,625,040 (\$1,048.27/SF)
6 1551-1561 S Vineyard 2 Properties	Ontario	Industrial	16,257 SF	For Sale: \$6,421,515 (\$395.00/SF)
7 Bldg 12 8614 Kimball Ave	Chino	Warehouse ★★★★☆	9,216 SF	For Sale: \$3,639,000 (\$394.86/SF)
8 10735 Vernon Ave	Ontario	Warehouse ★★★★☆	2,400 SF	For Sale: \$1,000,000 (\$416.67/SF)

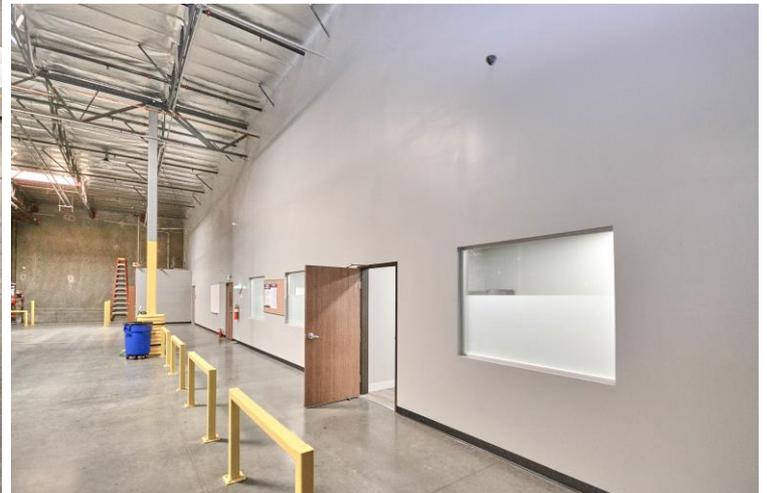


## PHOTOS





# PHOTOS





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## CONTACT



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