

FOR SALE

±44,470 SF ON ±4.73 ACRES OF LAND



**Ashwill
Associates**

COMMERCIAL REAL ESTATE

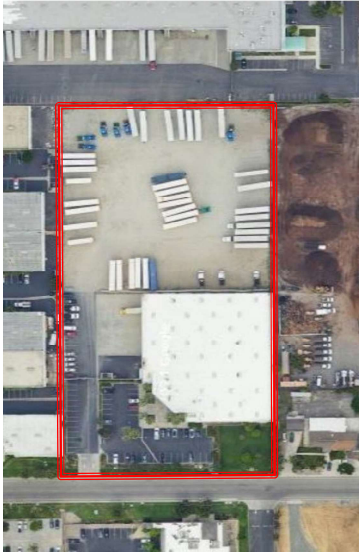
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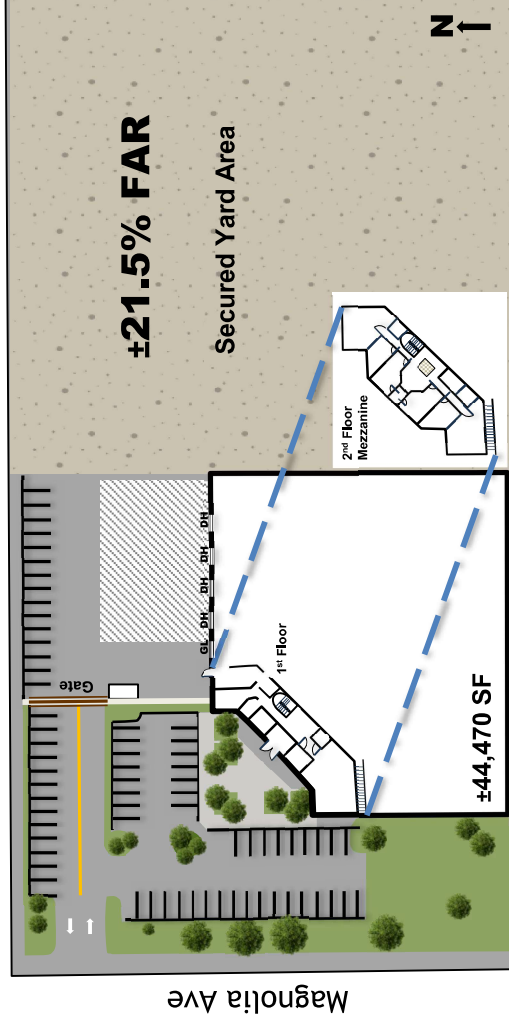
**13951 Magnolia Avenue
Chino, California**

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The prospective buyer or lessee should independently verify all information contained herein. All measurements are approximate.



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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