

# 14241-14261 Fern Avenue

9,295 SF | 100% Leased | Industrial Building



Chino, CA 91710



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EXECUTIVE SUMMARY

# PROPERTY SUMMARY

<b>Property Type</b>	<b>Industrial</b>
<b>Rentable Area</b>	<b>9,295 SF</b>
<b>Lot Size</b>	<b>0.59 AC</b>
<b>Year Built</b>	<b>2007</b>
<b>Zoning</b>	<b>BP</b>
<b>Clear Ceiling Height</b>	<b>18'</b>
<b>No. Drive In / Grade-Level Doors</b>	<b>3</b>





# Property Highlights

- High Image Building with Built-out office.
- The Building consists of four units and each unit can be used separately.
- 3 Grade Level Loading Door
- 18' Clear Height
- 23 Auto Parking Space
- Centrally Located Near 71, 10,60 and 57 FWY.

# Property Overview

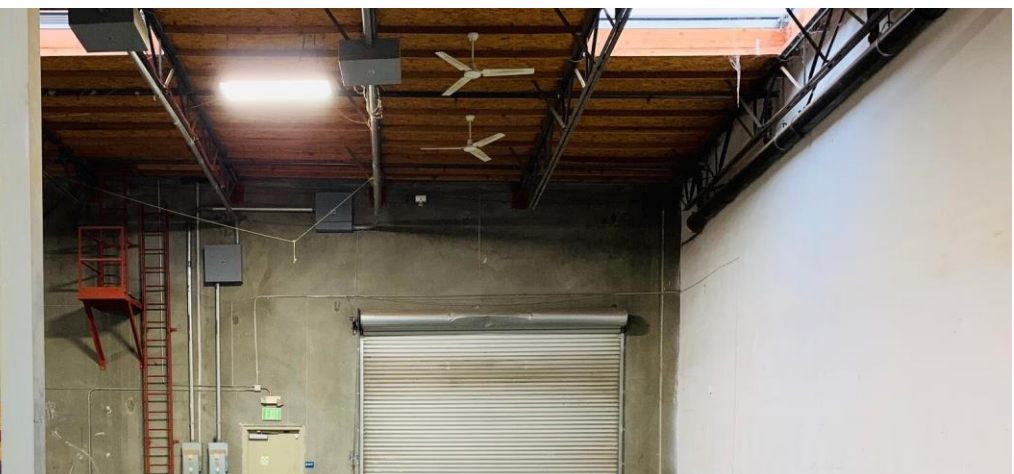
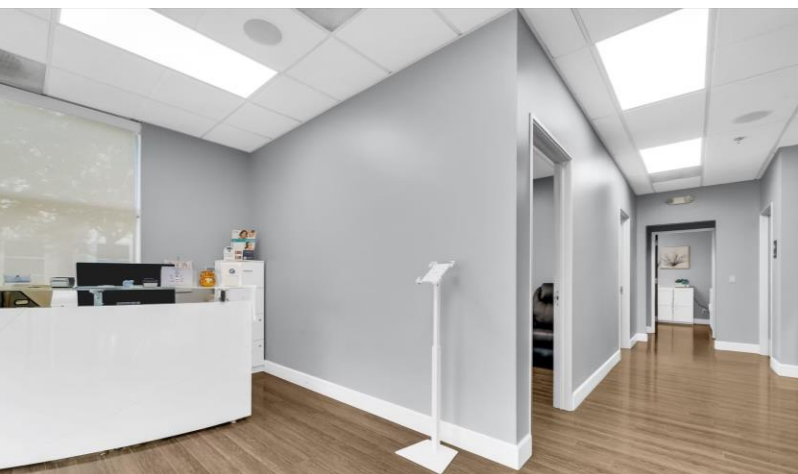
For Sale – High-Image 4 units Multi-Tenant Industrial Building located in a well-managed business park in prime location of Chino. This high-image industrial property features a modern built-out office and offers excellent flexibility for both investors and owner-users.

The building consists of four separate units, each of which can be used independently, providing strong leasing versatility and future upside. Centrally located and great access to I-71,I-10,I-60 and I-57 Fwy.















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LOCATION OVERVIEW



# Chino

## CALIFORNIA

The City of Chino places a high value on economic development. It invests in the Economic Development Division to serve the business community with all needs associated with business entry and retention. Its staff has the resources (i.e. market demographics, traffic counts, daytime population, wage rates, competitors' locations and other details) and contacts to make Chino the best location for business endeavors.

Trained personnel are ready to facilitate business navigation through regulatory environments and the permitting process. Chino's collaborative partners offer a variety of incentive programs for industrial and manufacturing businesses, such as Recycling Market Development Zone (RMDZ) benefits, employment tax credits, employee training, assistance in recruiting, foreign trade zone designation and many other programs and services

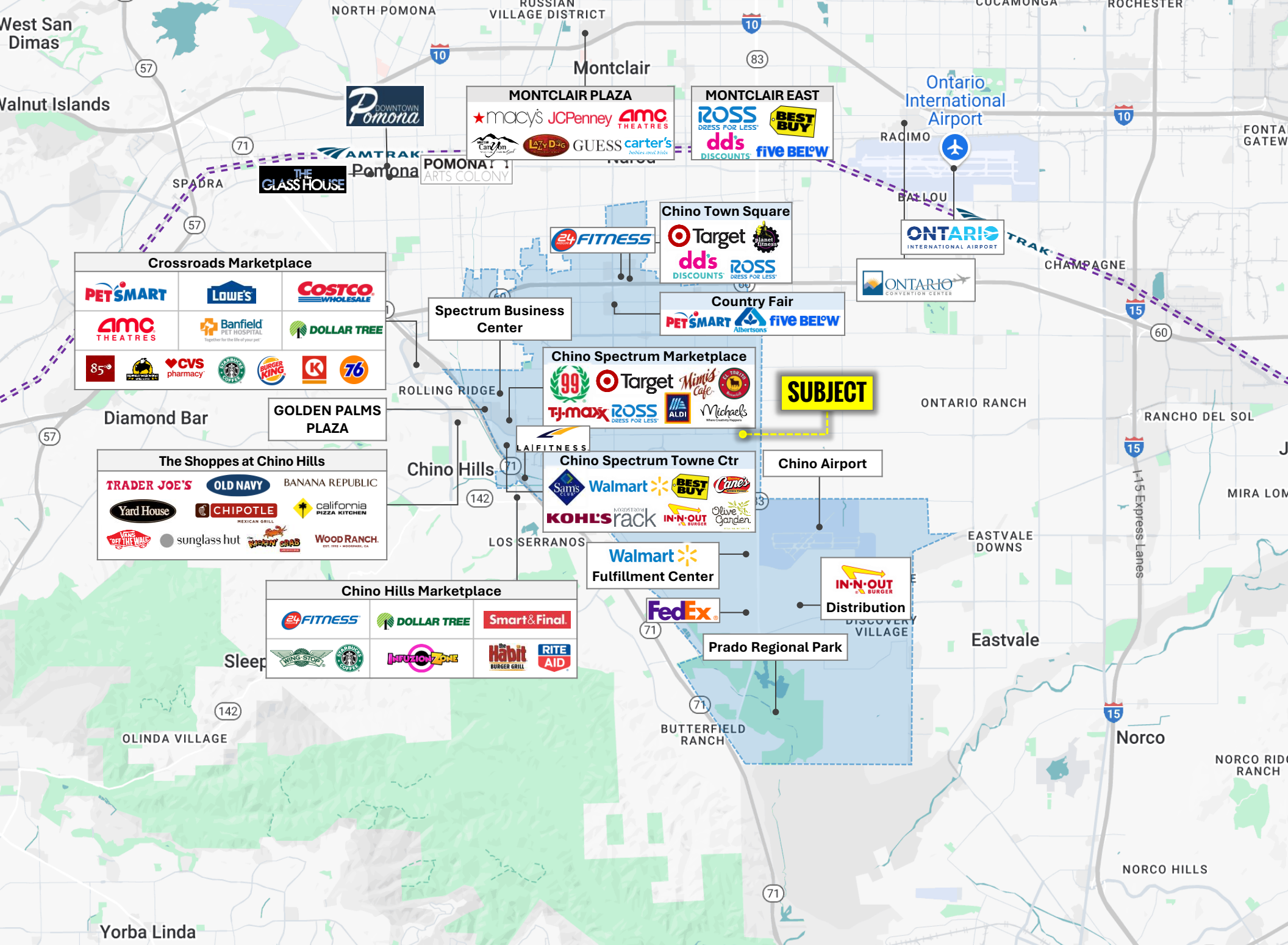
## Regional Connectivity



### LOCATION OVERVIEW

Chino is best known for its small town charm and prime Southern California location. Nestled in the western Inland Empire in San Bernardino County, Chino borders Los Angeles and Riverside Counties and is only 2 miles from the border of Orange County. This location offers access to international shipping ports, large fulfillment centers, private and international airports, and access to major freeways.

Chino is one of California's fastest growing cities, it is a business friendly community with unified community vision that values business growth, inclusion, safety and innovation. This vision is a part of a larger partnership with Chino residents, businesses, and community and economic development partners.



# Company Headquarters

Since 2000, San Bernardino County's population has grown by approximately 22%, with the population expected to reach about 2.66 million by 2035. This is equivalent to a growth rate of 27% between 2014 and 2035, which is toward the top of the range among other southern California counties, with Riverside County projected to grow the fastest at 33% and Orange County the slowest at 9%.



San Bernardino County has a skilled workforce of almost 900,000 people, and has access to over 21 millions strong regional consumer population. The County's infrastructure and transportation assets provide unrivaled access to lucrative consumer and business markets. The region is the nation's leading logistics, warehouse, and distribution market for a multitude of Fortune 500 firms thanks to a location of approximately 40 miles from the seaports of Los Angeles/Long Beach.

The County also benefits from three large airports with spare capacity and available space nearby (ONT, SBD, and VCV). LA/Ontario International Airport (ONT) is a medium-hub, full-service airport with commercial passenger service to major U.S. cities. ONT is also a major cargo airport and serves as the UPS West Coast air hub. The busiest rail corridors in the U.S. run through the County. Union Pacific and BNSF rail lines connect the ports of Los Angeles/ Long Beach with designation east of the Rockies providing even more reason that the County is a great location for U.S. regional distribution centers.

The County of San Bernardino embarked on a bold mission to develop a Countywide vision. For the first time in its history, all of the County's 24 cities and towns and County leadership worked together to create a vision for the future. This outreach included more than 25 groups of business leaders at specific subject area meetings ranging from the environment to home building, from transportation to education and from water to health care. The vision matters to the businesses that are here and those that consider this region for future investment.

# Economic Overview

## Chino, CA

### KEY INDUSTRY SECTORS

Chino, California — Economic Overview: Chino, located in San Bernardino County in Southern California’s Inland Empire, is a dynamic and growing economic center with a diversified employment base and strong quality-of-life attributes that support both residents and businesses. Historically rooted in agriculture — particularly dairy and farm production — the city’s economy has expanded into modern sectors while preserving elements of its heritage.

Chino’s labor force is robust, with approximately 43,800 employed residents in 2023, reflecting continued year-over-year growth in jobs. Employment grew about 2.15% from 2022 to 2023, demonstrating resilience and ongoing economic activity.

- **Healthcare & Social Assistance:** One of the largest employers locally, health care anchors the region through medical facilities and care services.
- **Educational Services:** The public education system is a major source of employment, with Chino Valley Unified School District playing a key role.
- **Manufacturing:** A strong manufacturing base remains central to the economy, spanning everything from industrial goods to consumer products.
- **Logistics, Transportation & Warehousing:** Chino’s strategic Inland Empire location near major highways and logistics corridors drives growth in distribution and supply chain operations.
- **Retail & Services:** Retail trade and service sectors contribute to local employment and consumer activity



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