

13947 & 13959

CENTRAL AVENUE

Chino, CA 91710

NOW FOR SALE

Approximately 8,000 SF & 7,300 SF (Total $\pm 15,300$ SF) on
16,180 SF & 15,576 SF (Total 0.73 Acres) lots, respectively.

\$6,000,000 Total Price



Two connected industrial warehouses for sale at 13947 & 13959 Central Ave, Chino. The two units are internally connected with a pass-through door, allowing for flexible use as one large space or two separate units. Built in 2007, both warehouses feature 24-foot clear height, each with one ground-level roll-up door. The property provides a total of 33 parking spaces. Located in the core area of Chino, just minutes from major shopping centers and with convenient freeway access.



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PROPERTY FEATURES

Address:	13947 & 13959 Central Avenue
Building Size:	8,000 SF & 7,300 SF
Office Size:	±2,150 SF (Ground floor) + ±1,420 SF (Bonus mezzanine office) ±1,970 SF (Ground floor) + ±1,300 SF (Bonus mezzanine office)
Loading:	Two (2) Ground Level Roll-Up Doors (One each)
Power:	800 Amp 277/480 V 3 Ph (Across 2 separate meters) *User to Verify
Clear Height:	24'
Sprinklers:	Yes
Land Area:	0.7290 Acres (16,180 SF & 15,576 SF)
Zoning:	M2 - Light Industrial
APN:	1021-191-15 & 1021-191-19
Year Built:	2007

IN PLACE LEASES

13947 & 13959:	Seller leaseback
13959 Office:	Lease Expires - November 30, 2026



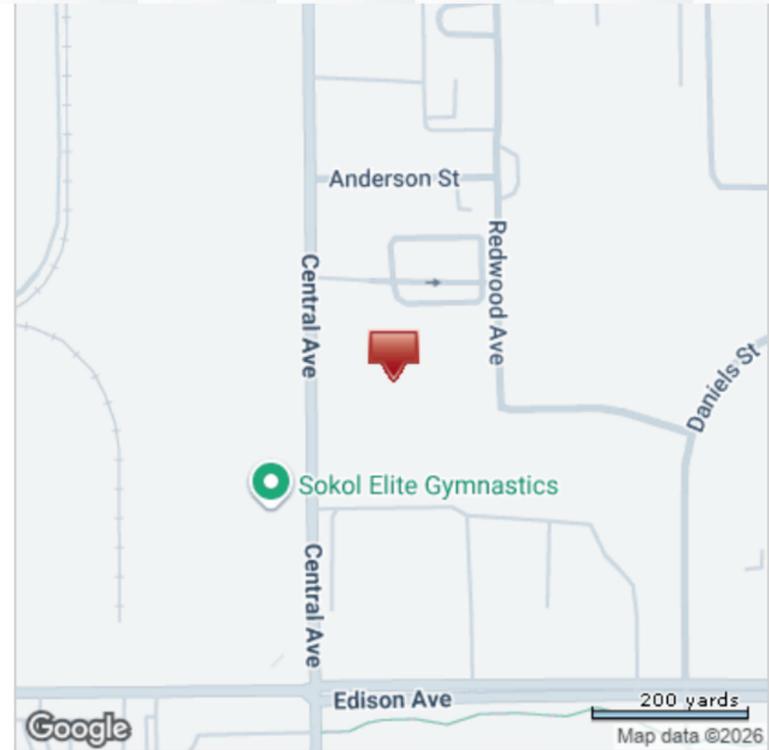
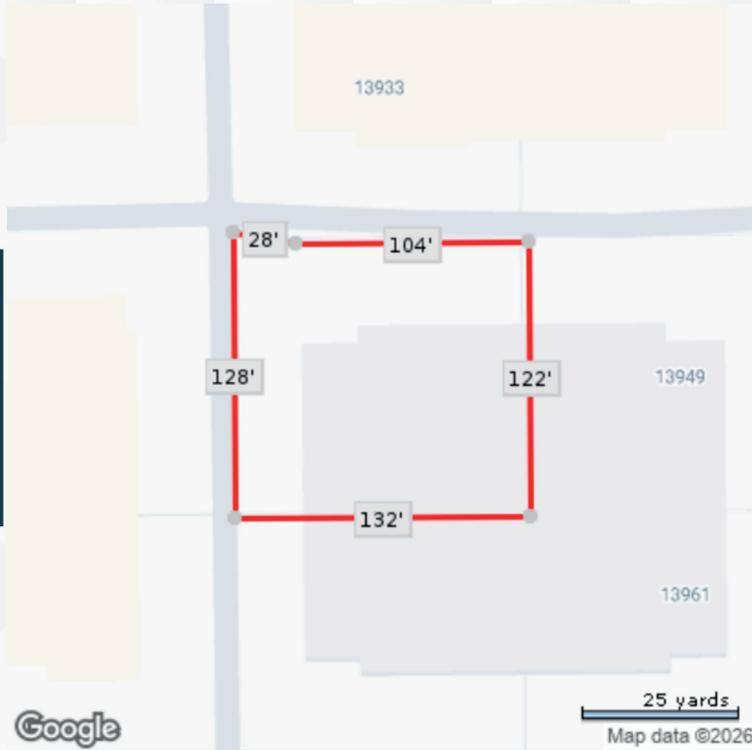
PROPERTY MAP

13947

CENTRAL AVENUE

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*Lot dimensions
are estimated



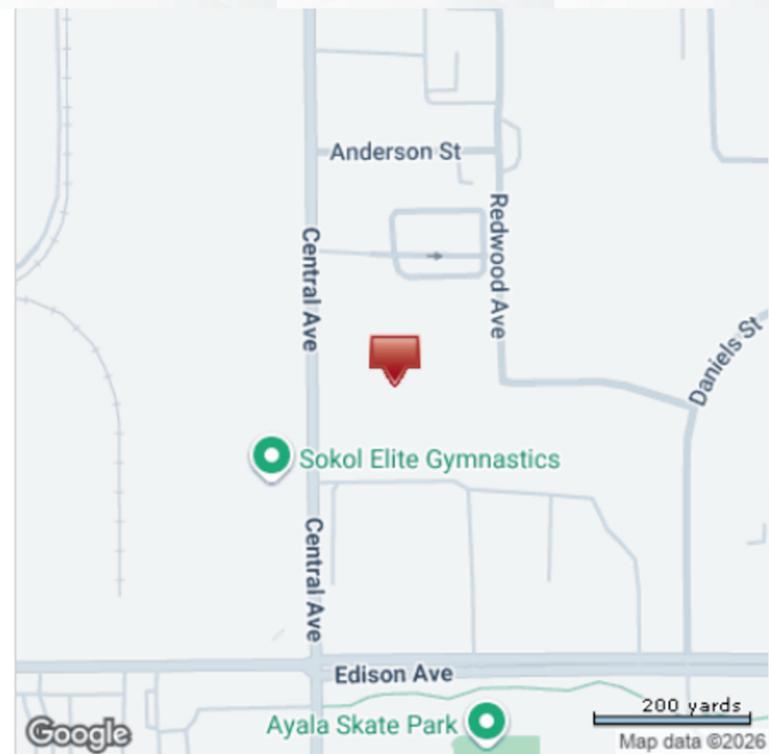
PROPERTY MAP

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CENTRAL AVENUE

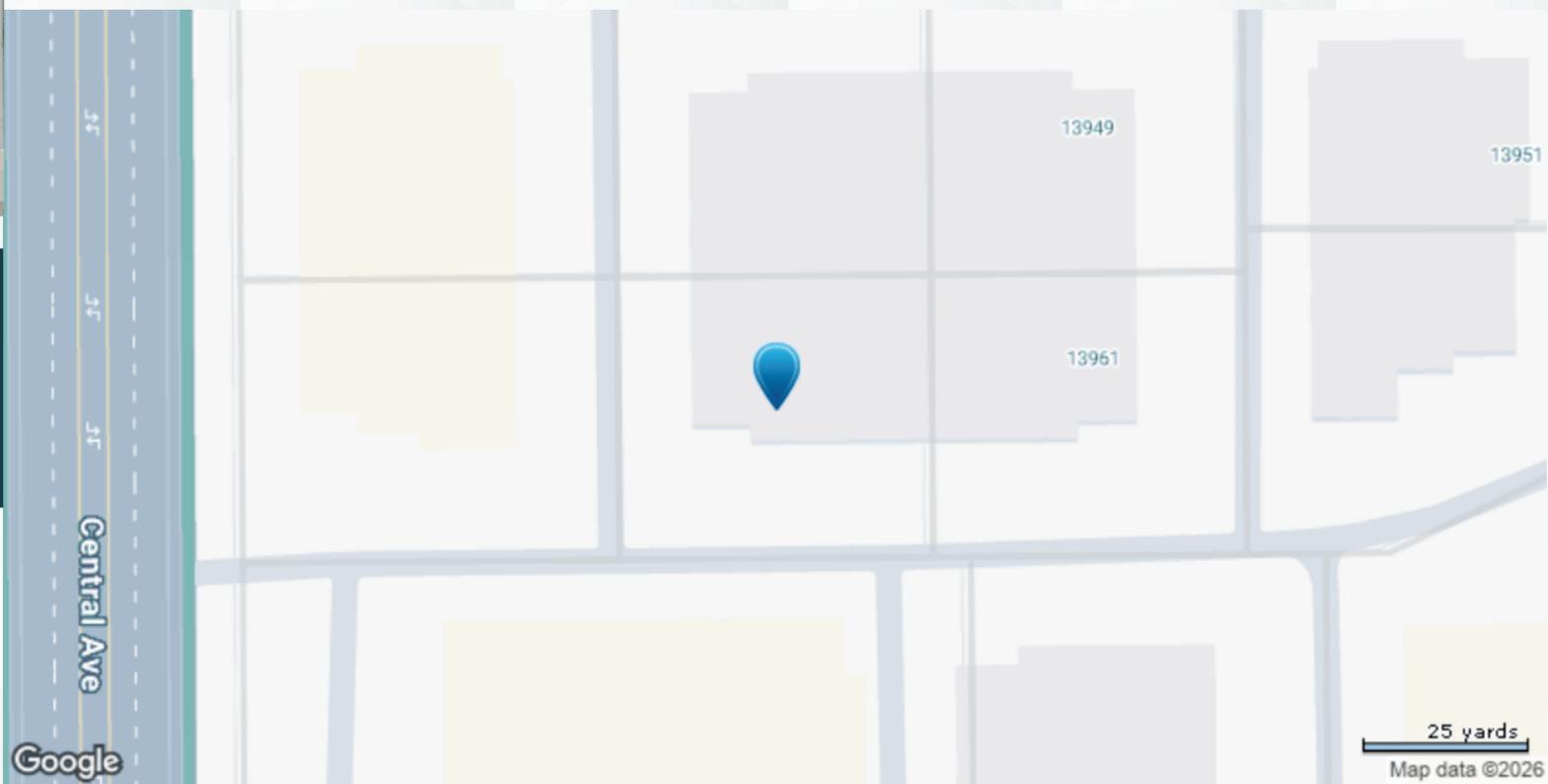
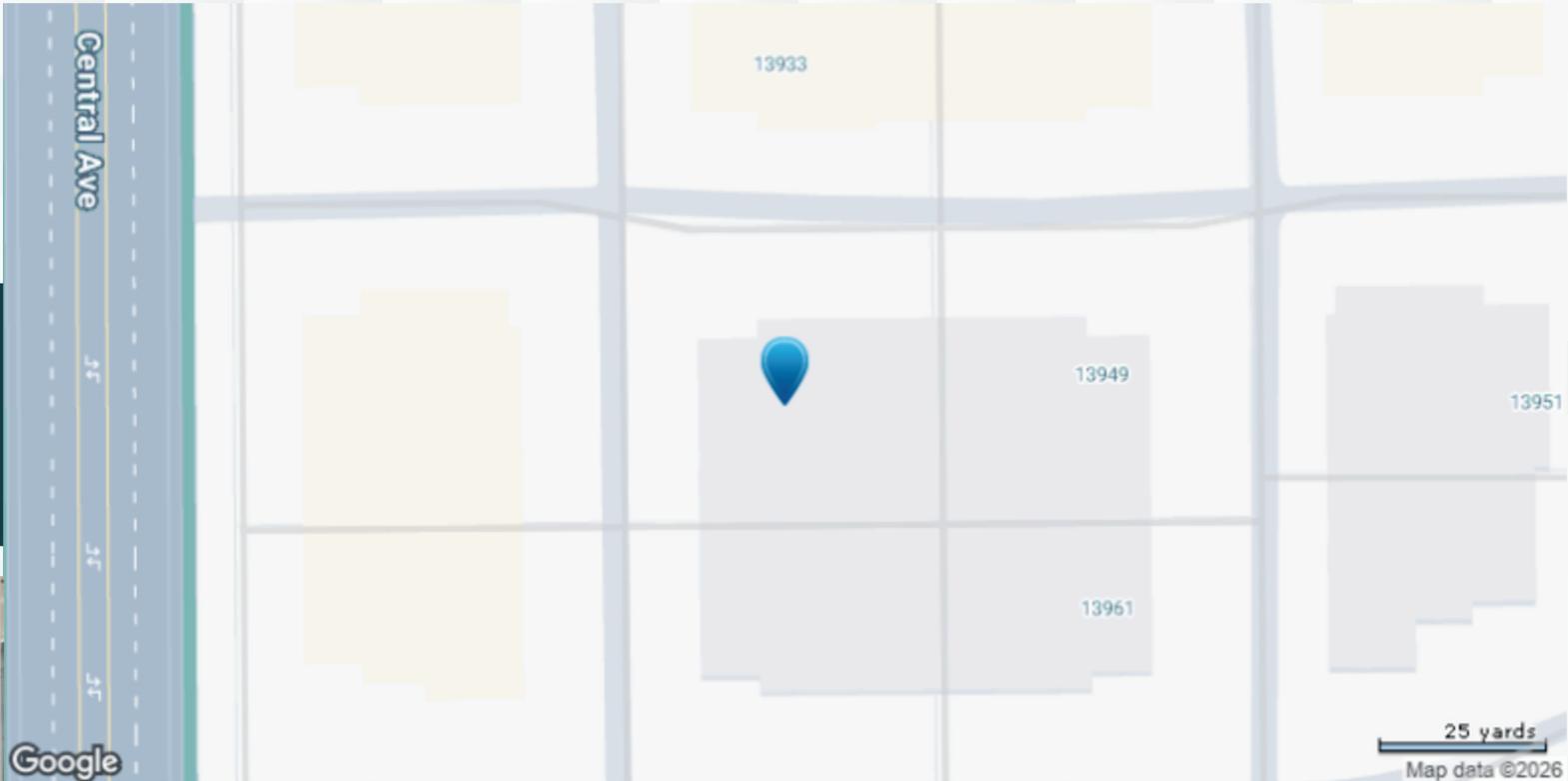
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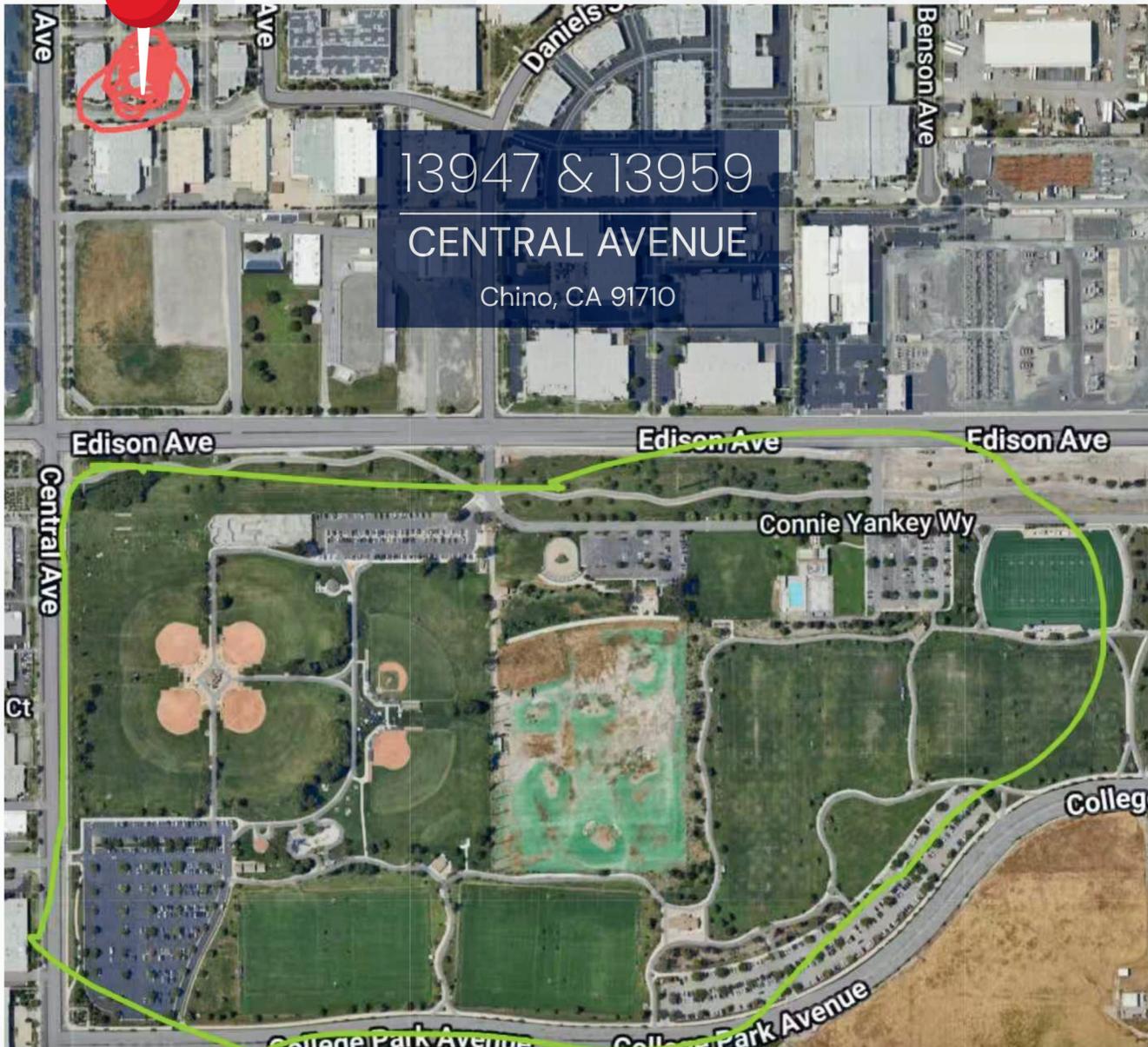
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PROPERTY PHOTOS





Approximately 15,300 SF
on 0.7290 Acres of Land

OFFERED BY:



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