

INDUSTRIAL FOR LEASE

15650 EL PRADO RD, CHINO

15650 EL PRADO ROAD, CHINO, CA 91710



FOR LEASE

PRESENTED BY:

BRIAN NGO

Commercial Director
O: (909) 636-1877
C: (909) 636-1877
briango@kw.com
01964502, California

JENNIE CHING

Director, CCIM
O: (310) 779-5376
jennie.ching@kw.com
02018566

KW EXECUTIVE

388 East Valley Boulevard
Alhambra, CA 91801



Each Office Independently Owned and Operated

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15650 EL PRADO ROAD



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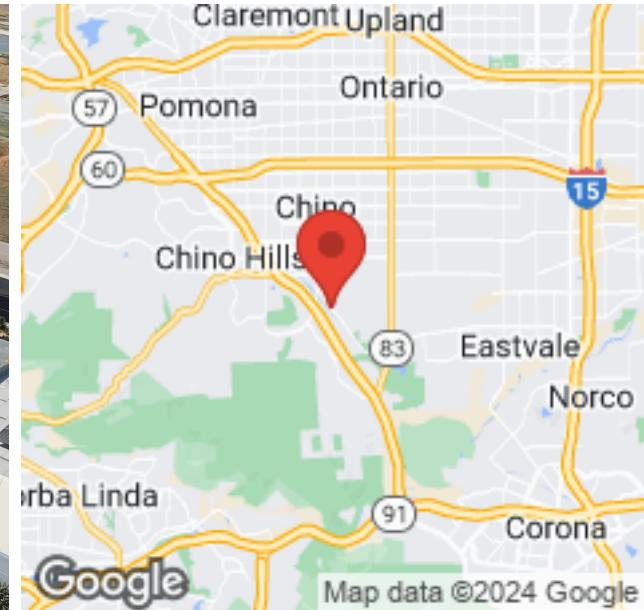
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EXECUTIVE SUMMARY

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OFFERING SUMMARY

LEASE RATE:	TBD
LEASE TERM:	Negotiable up to 7 years
AVAILABLE SF:	34,000
WAREHOUSE SF:	34,000
CLEAR HEIGHT:	22'-24'
DOCK DOORS:	1 Internal Truck Well
GRADE DOORS:	4
LOT SIZE SF:	64,904
PARKING:	64
POWER:	800 Amp
YARD:	Secured
ZONING:	M2

PROPERTY OVERVIEW

Located at 15650 El Prado Road in Chino, CA, this industrial warehouse offers a substantial 34,000 square feet of versatile space suitable for various commercial needs. Built in 1991, the property features a large 1.49-acre lot with 64 parking spaces and a gated yard, ensuring ample room for operations and secure storage. The warehouse boasts a minimum clear height of 22-24 feet, five roll-up doors, and one internal truck well, facilitating efficient logistics and transportation. Additionally, the facility is equipped with 800-amp power, making it ideal for heavy industrial use. Zoned M2, this property is strategically located in a thriving industrial area, making it a prime choice for businesses looking to expand or establish a presence in Chino.

PROPERTY HIGHLIGHTS

- Minutes away from 71, 60 and 91 Freeways
- 34,000 sf with two units 23,000 sf and 11,000 sf
- 23,000 sf suitable for storage and distribution
- 11,000 sf has 4-5k of office, suitable for manufacturing or office
- Clear Height: 22-24 feet minimum
- Lot Size: 1.49 acres
- Parking: 64 parking spaces
- Power: 800-amp power
- Construction Year: Built in 1991
- Loading: One internal truck well and five roll-up doors
- Zoning: M2, suitable for industrial and warehouse uses
- Additional Features: Gated yard for added security
- Fire Sprinkler System

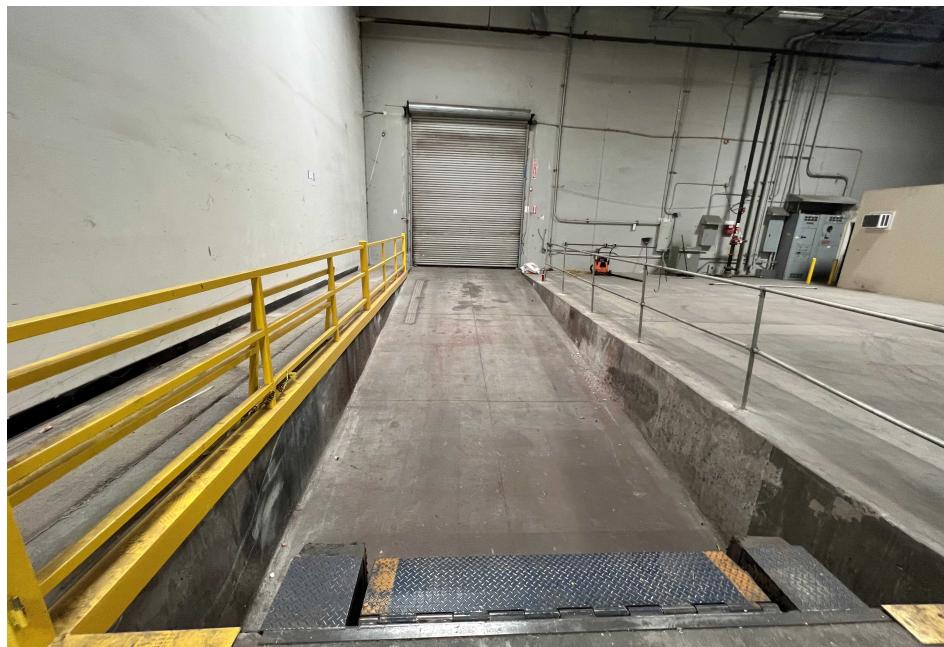
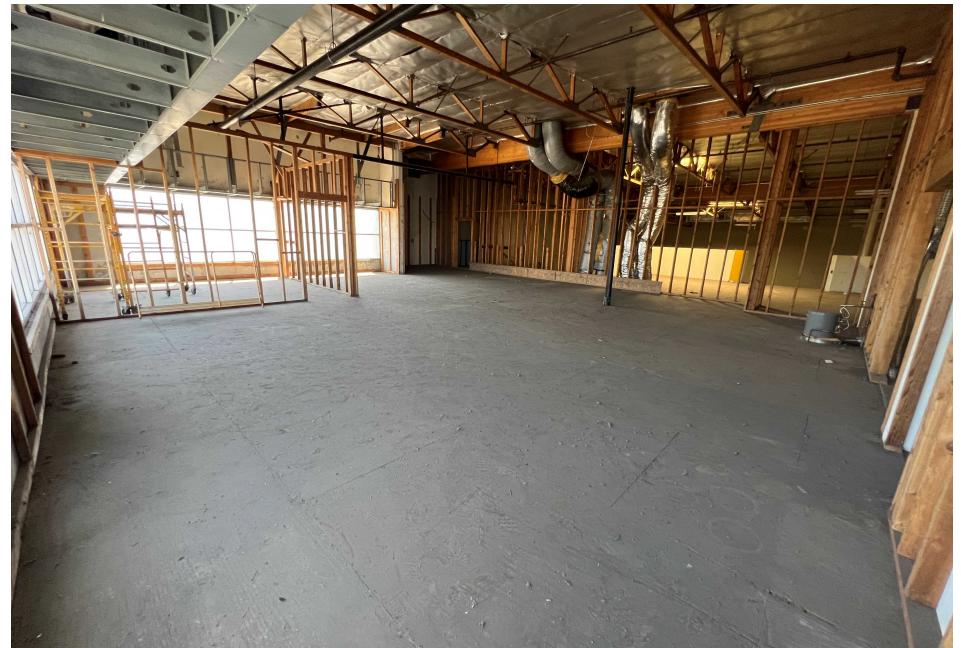
PROPERTY PHOTOS

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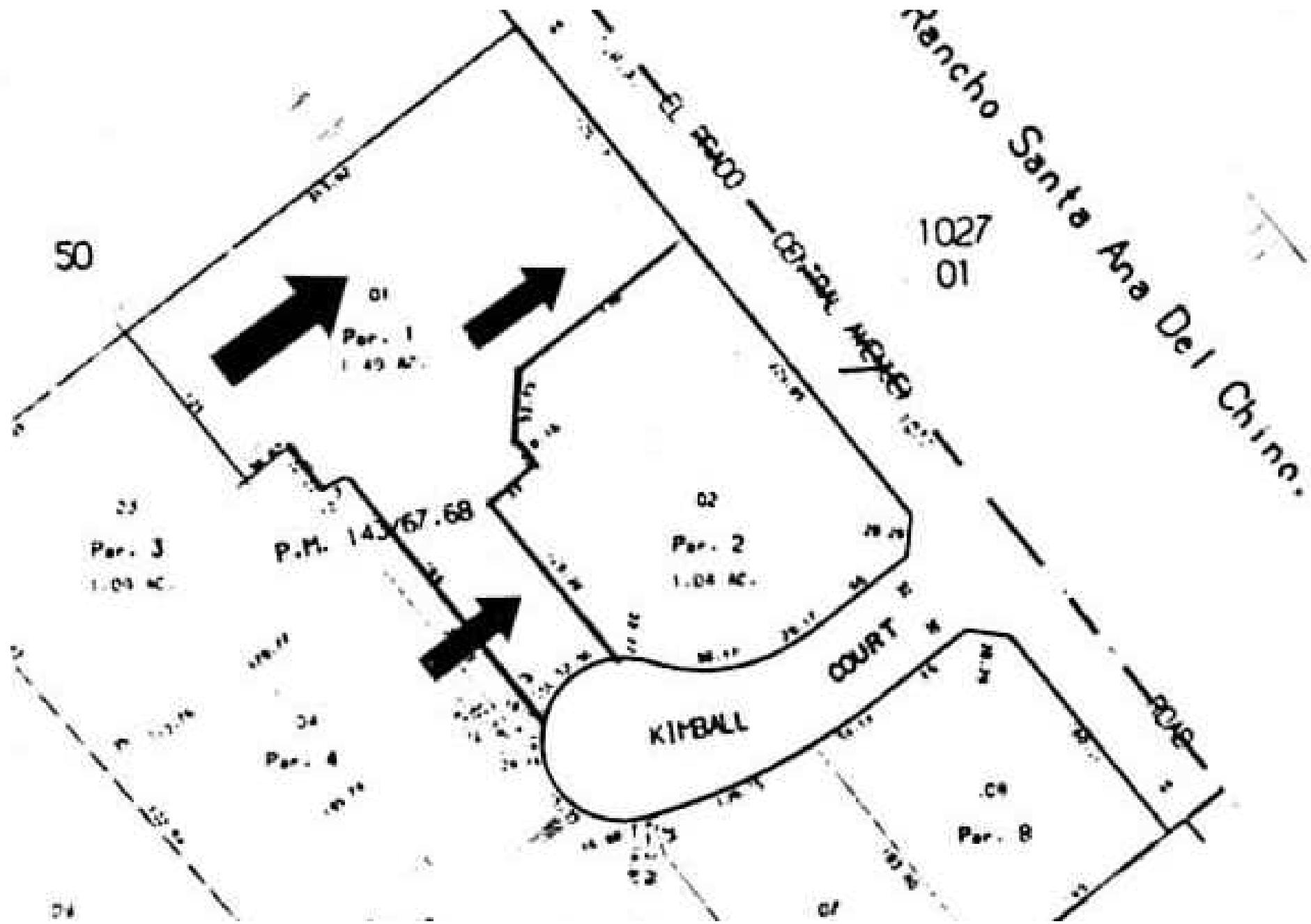
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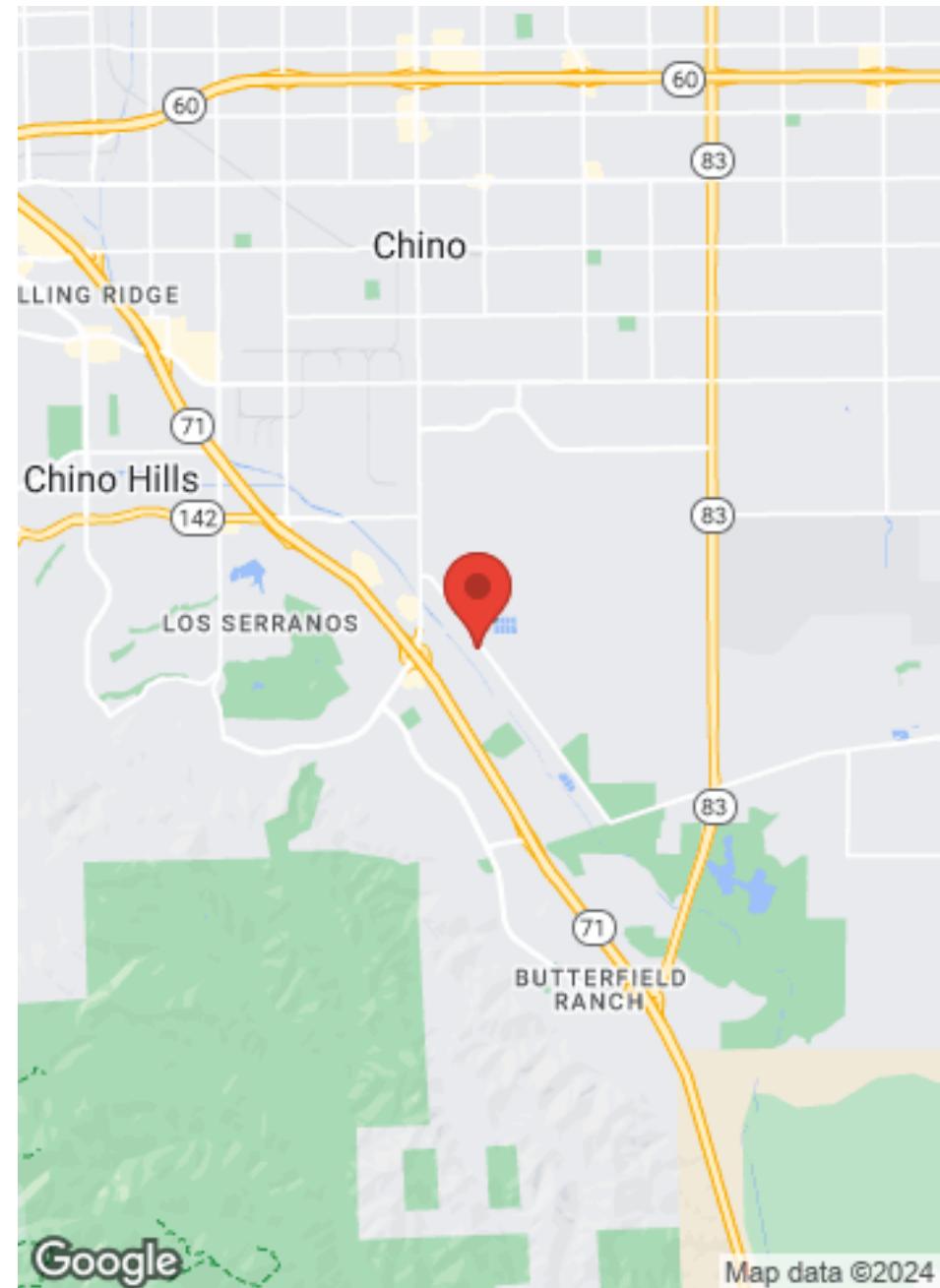
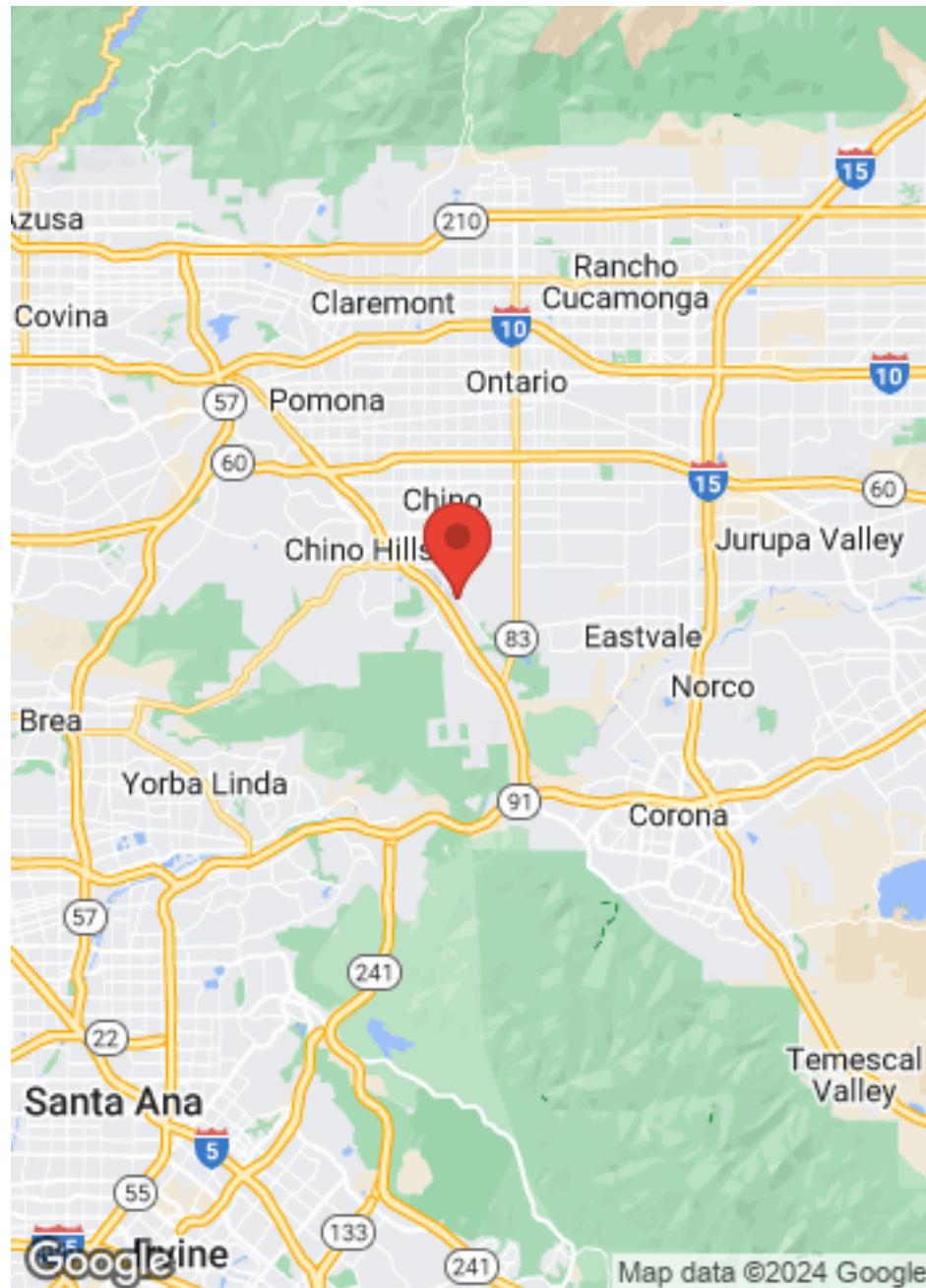
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The logo for KW Commercial, featuring the letters 'KW' in a large, bold, black font inside a white rectangular border, with the word 'COMMERCIAL' in a smaller, black, sans-serif font below it.



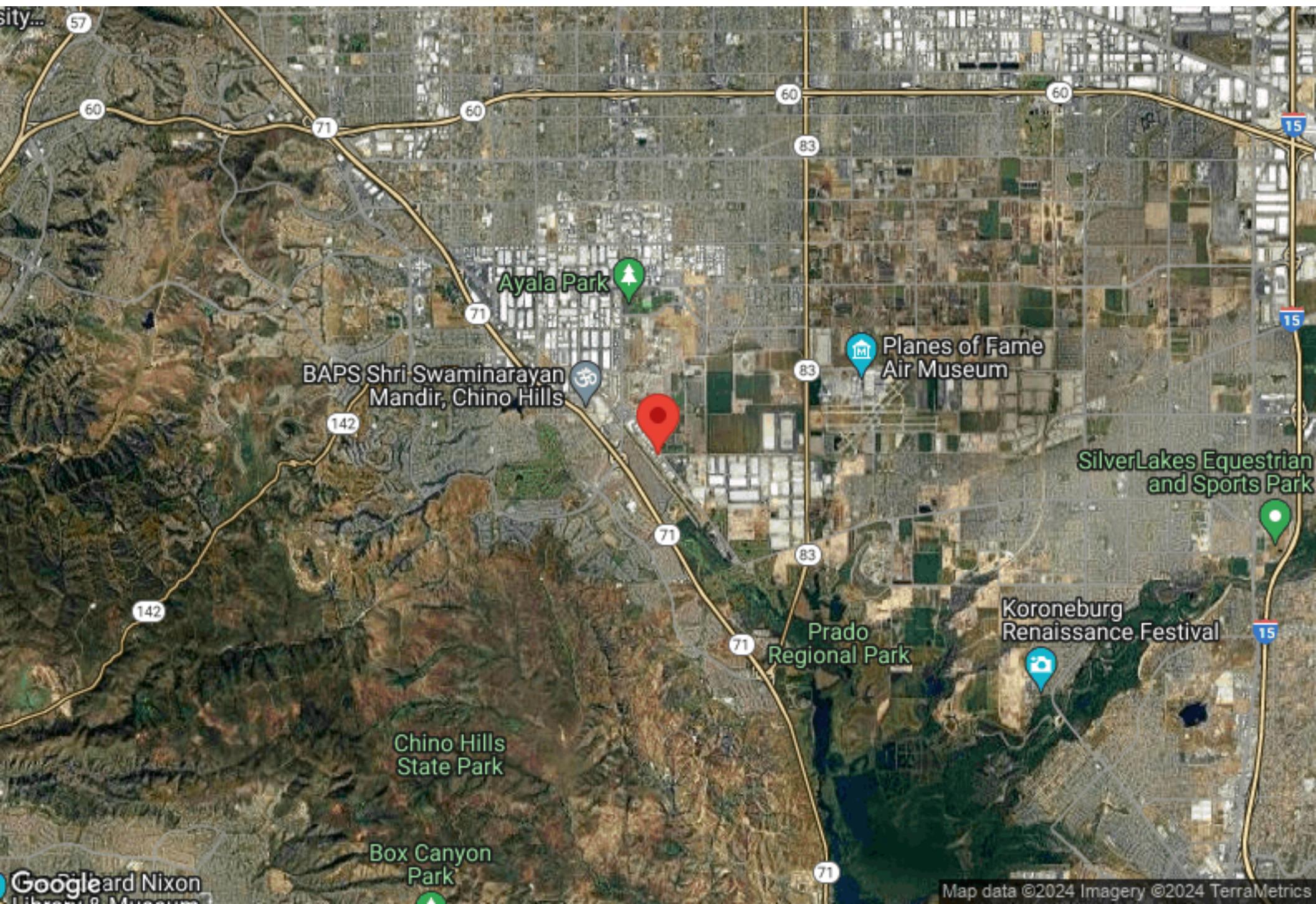
LOCATION MAPS

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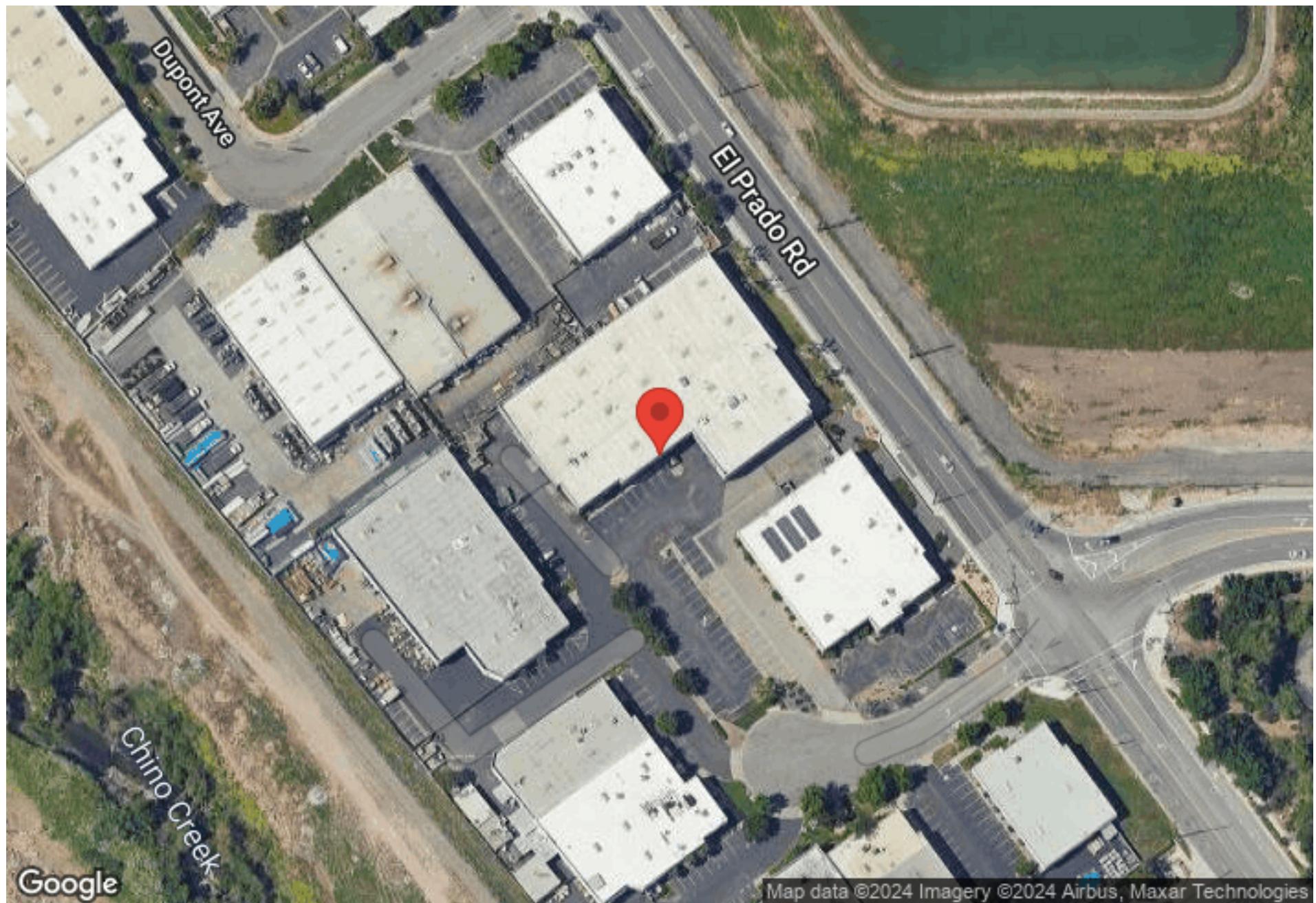
BUSINESS MAP

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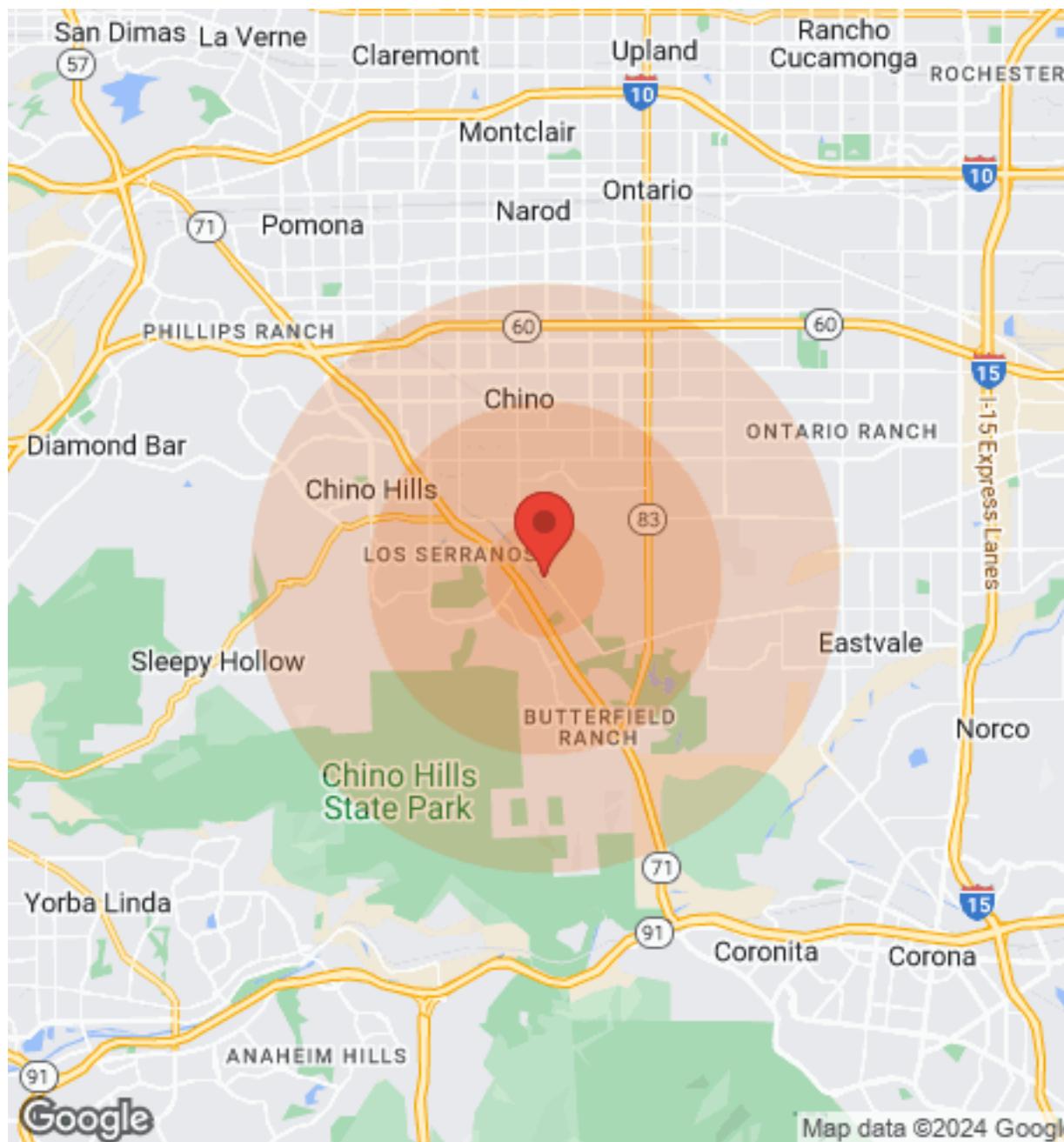
AERIAL MAP

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DEMOCRAPHICS

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	1 Mile	3 Miles	5 Miles
Population			
Male	N/A	25,694	94,287
Female	N/A	21,264	92,383
Total Population	N/A	46,958	186,670
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	9,402	40,874
Ages 15-24	N/A	6,440	27,497
Ages 25-54	N/A	21,666	80,445
Ages 55-64	N/A	5,520	20,861
Ages 65+	N/A	3,930	16,993
Race	1 Mile	3 Miles	5 Miles
White	N/A	27,468	98,160
Black	N/A	2,394	7,753
Am In/AK Nat	N/A	101	441
Hawaiian	N/A	2	60
Hispanic	N/A	20,952	93,044
Multi-Racial	N/A	17,726	91,530
Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$94,261	\$89,061
< \$15,000	N/A	548	2,546
\$15,000-\$24,999	N/A	646	2,661
\$25,000-\$34,999	N/A	411	3,087
\$35,000-\$49,999	N/A	1,212	5,466
\$50,000-\$74,999	N/A	1,853	9,047
\$75,000-\$99,999	N/A	2,089	8,478
\$100,000-\$149,999	N/A	3,426	13,252
\$150,000-\$199,999	N/A	1,494	5,253
> \$200,000	N/A	703	2,999
Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	13,046	55,775
Occupied	N/A	12,614	53,448
Owner Occupied	N/A	10,301	39,430
Renter Occupied	N/A	2,313	14,018
Vacant	N/A	432	2,327