Freestanding Building



±35,102 Sq. Ft. Building | Chino 14401 Monte Vista Ave. Chino, CA 91710





Additional Truck Parking

Property Highlights

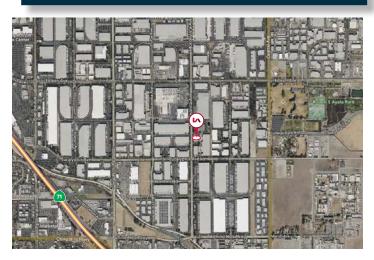
- Outstanding Freestanding Building
- Twelve (12) Dock High Loading Positions
- Two (2) Ground-Level Doors
- 24' Clear Height
- 400 Amps, 277/480 Volts, 3 Phase
- High Visibility & Street Frontage
- Easy Access to 71, 60, 10 and 91 Freeways
- Divisible into Two Units
- Low Coverage Ratio

Building Information

Parcel Size:	±88,427 Sq. Ft.
Available Space:	±35,102 Sq. Ft.
Office Space:	±1,456 Sq. Ft.
Yard:	Yes / Fenced
Parking:	1.7:1 / 60 Spaces
Fire Sprinklers:	Yes



Twelve (12) Dock Positions!



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS

Steve Coulter | Senior Vice President (909) 287-3488 scoulter@lee-associates.com License: 01229849 Pat Bogan | Senior Vice President (714) 397-1345 pbogan@lee-associates.com License: 01215727 Carlos Leyva (714) 718-3982 cleyva@lee-associates.com License: 02121441 Jamie Scott (714) 343-1999 jscott@lee-associates.com License: 02228289

Lee & Associates - Industry | Corp # 01125429 13181 Crossroads Pkwy, N. Ste 300, Industry, CA 91746 P// 562.699.7500 The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

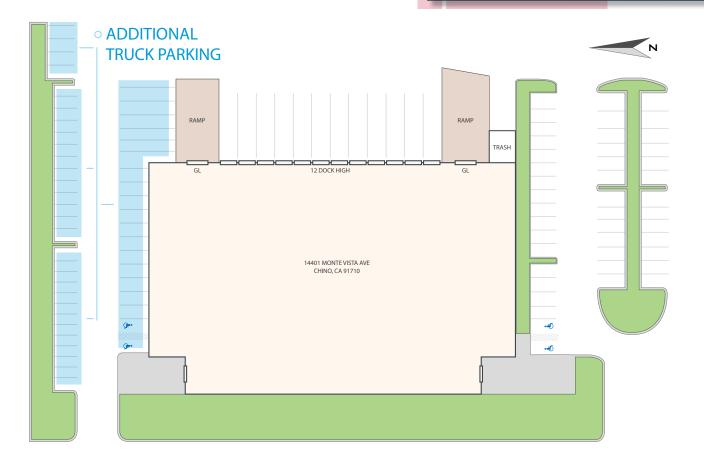


Property Site Plan Not To Scale/ Not Exact

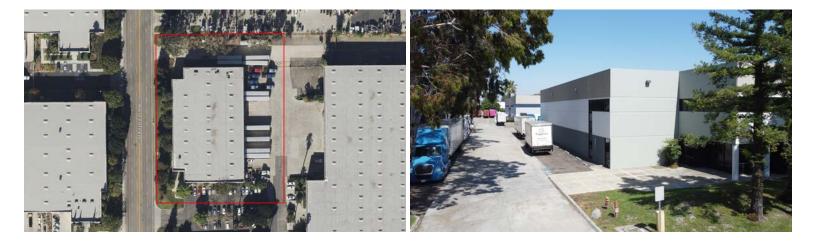
Freestanding Building

FOR SAL Π

±35,102 Sq. Ft. Building | Chino 14401 Monte Vista Ave. Chino, CA 91710



MONTE VISTA AVE



Steve Coulter | Senior Vice President (909) 287-3488 scoulter@lee-associates.com License: 01229849

Lee & Associates - Industry | Corp # 01125429 13181 Crossroads Pkwy, N. Ste 300, Industry, CA 91746 P// 562.699.7500

Pat Bogan | Senior Vice President (714) 397-1345 pbogan@lee-associates.com License: 01215727

Carlos Leyva (714) 718-3982 cleyva@lee-associates.com License: 02121441

Jamie Scott (714) 343-1999 jscott@lee-associates.com License: 02228289

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.