

14947-14949
SIERRA BONITA LANE

Chino, CA 91710

NOW FOR SALE

Approximately 9,669 SF on 0.4544 Acres of Land
Ideal for Both Owner-Users and/or Investors

Currently demised into Two (2) Units



Highly Functional as Both a Single Occupancy Facility or Multi-Tenant Facility | Owner Users Can Occupy Half of the Rentable Area and Lease Out the Other Half of the Property to Generate Income or Offset Debt Service.

Nicholas Chang, CCIM SIOR

Senior Vice President
+1 909 418 2014
nicholas.chang@cbre.com
Lic. 01344844

Richard Lee, SIOR

Senior Vice President
+1 909 418 2010
richard.lee@cbre.com
Lic. 01757870

Justin Kuehn

First Vice President
+1 909 418 2013
justin.kuehn@cbre.com
Lic. 01969182

Sione Fua

Vice President
+1 909 418 2007
sione.fua@cbre.com
Lic. 02006432

CBRE

PROPERTY FEATURES

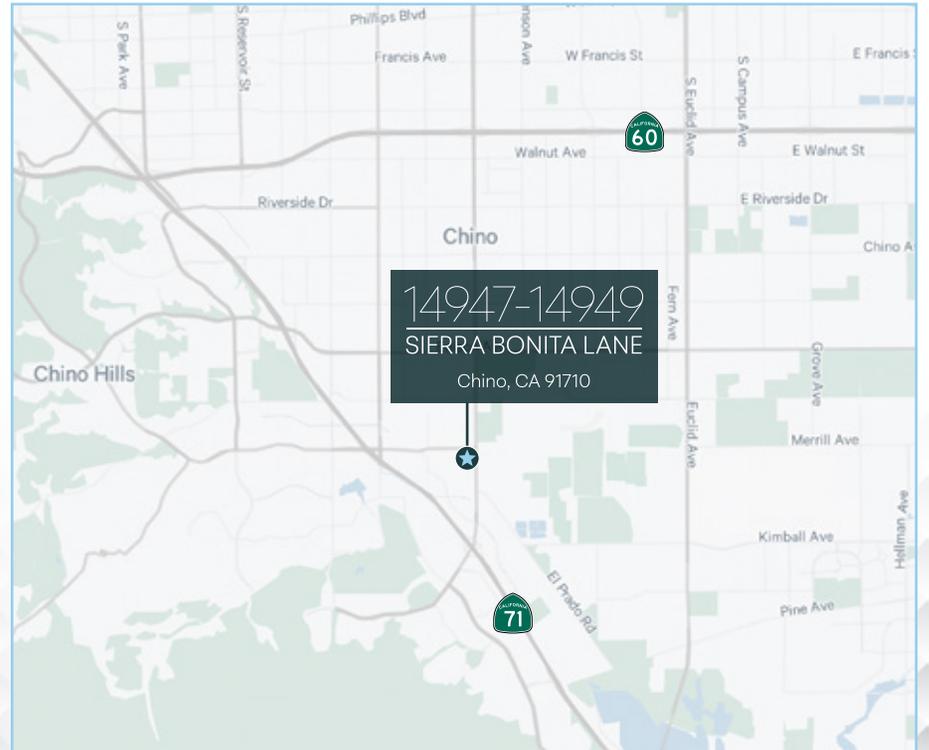
Address:	14947 - 14949 Sierra Bonita Lane
Building Size:	9,669 SF
Office Size:	1,592 SF
Loading:	Two (2) Grade Level Door
Power:	800 Amp 277/480 V 3 Ph (Across 2 separate meters) *User to Verify
Clear Height:	18' minimum
Sprinklers:	.21/1,500
Gas Supply:	Yes
Land Area Yard:	0.4544 Acres Paved Yard Area
Zoning:	M2 - General Industrial
APN:	1021-541-05
Year Built:	1986

MULTI-TENANT CONFIGURATION

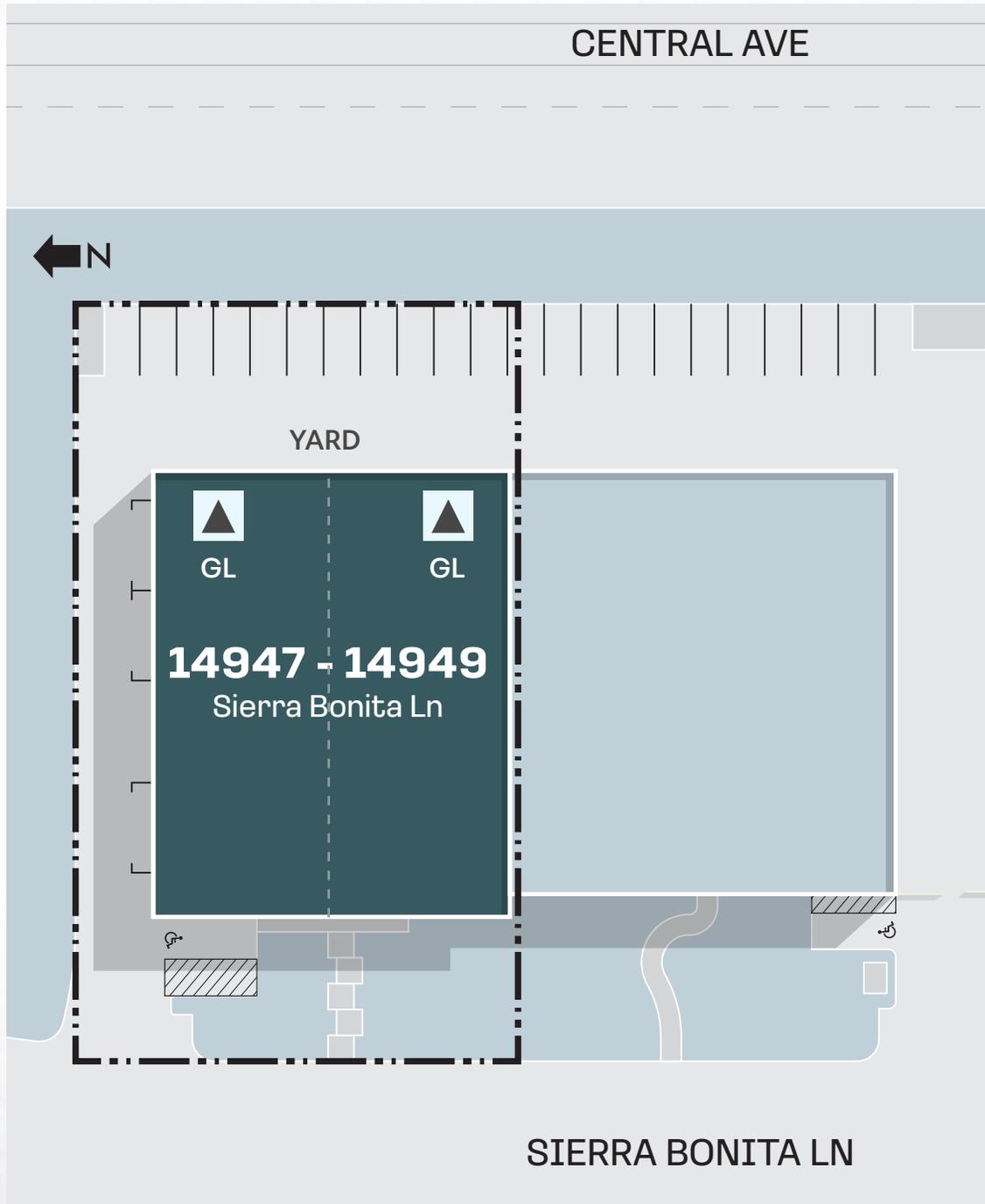
14947 - A	4,846 SF	One (1) Grade Level
14949 - B	4,823 SF	One (1) Grade Level

IN PLACE LEASES

14947	Lease Expires - August 31, 2029	Call for rent amount
14949	Month to Month - Termination 30 day notice	Call for rent amount

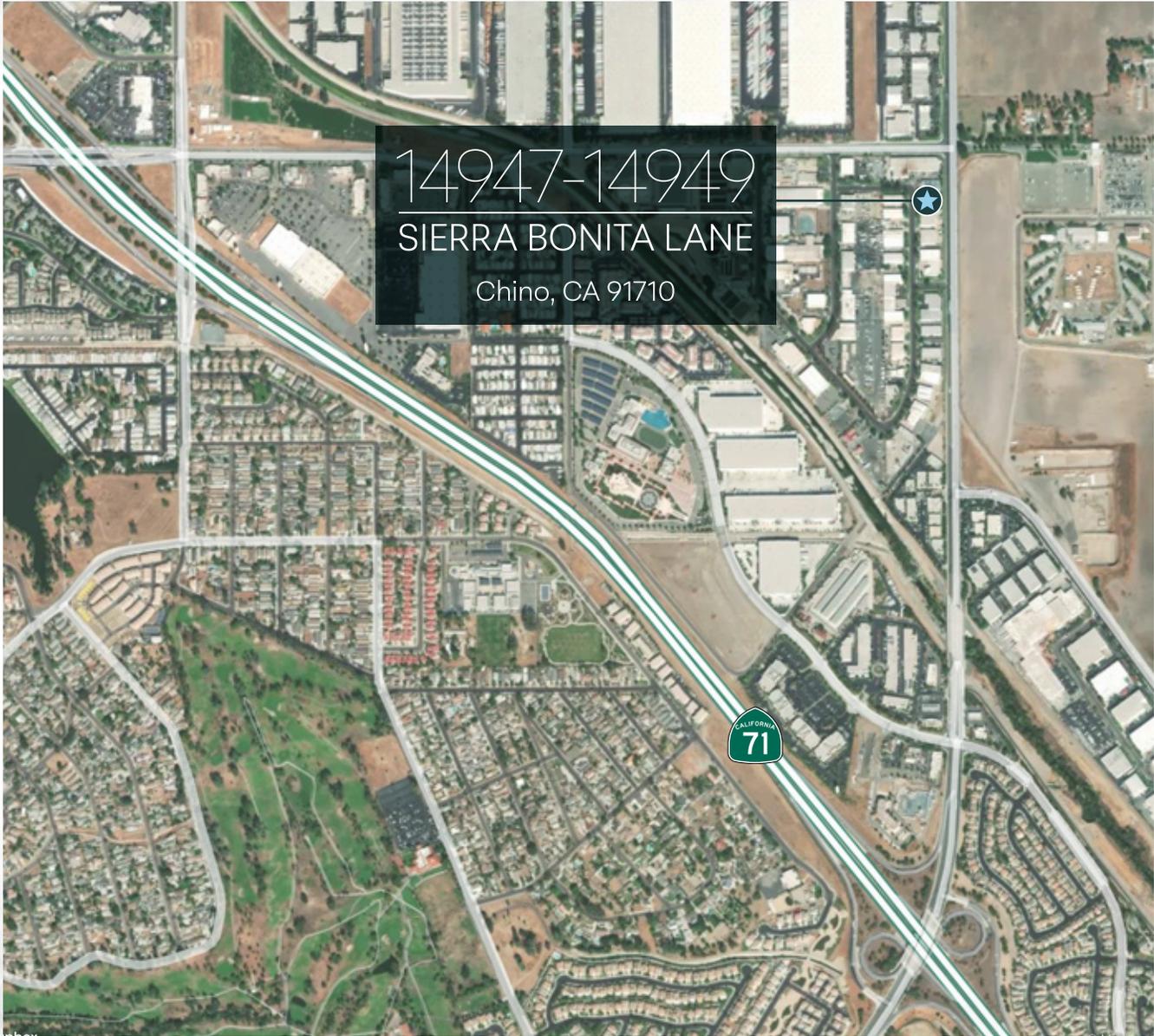


SITE PLAN



PROPERTY PHOTOS





14947-14949
SIERRA BONITA LANE
Chino, CA 91710

Approximately 9,669 SF
on 0.4544 Acres of Land

EXCLUSIVELY OFFERED BY:

Nicholas Chang, CCIM SIOR

Senior Vice President
+1 909 418 2014
nicholas.chang@cbre.com
Lic. 01344844

Richard Lee, SIOR

Senior Vice President
+1 909 418 2010
richard.lee@cbre.com
Lic. 01757870

Justin Kuehn

First Vice President
+1 909 418 2013
justin.kuehn@cbre.com
Lic. 01969182

Sione Fua

Vice President
+1 909 418 2007
sione.fua@cbre.com
Lic. 02006432



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CMPM 14947-14949 Sierra Bonita_BRO_Chang_v09_GH 08/18/25