



13600 5th St

13600 5th St, Chino, CA 91710

Bob Burton

Burton Commercial Real Estate
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(909) 438-8479



13600 5th St

\$17.88 /SF/YR

An approximate 8,680 SF pride of ownership M-2 recently renovated industrial building with a cool roof (LOWERS TEMPERATURE IN WAREHOUSE DURING THE SUMMER); a fenced yard; 600 amps 3 phase; LED lights throughout warehouse; ceiling sprinklers, skylights and foil; 2 drive-in doors; laminate flooring throughout the office area; newly insulated offices with HVAC; remodeled restrooms and break room with a shower, all interior walls are freshly painted; drought tolerant landscaping on drip system. 13 parking spaces. Located in City of Chino West of Central Avenue, North of Schaefer Avenue on the West side of Fifth Street. Nearby highways are 60, 71 and 91....

- M-2 renovated building with a fenced yard
- Immediate occupancy
- Automotive uses considered, not repair
- cool roof, ceiling foil, insulated offices
- LED lights, ceiling sprinklers and skylights
- 600 amps three (3) phase, 220 v outlets



Rental Rate: \$17.88 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 8,680 SF

Year Built: 1980

Rental Rate Mo: \$1.49 /SF/MO



1st Floor

Space Available	8,680 SF
Rental Rate	\$17.88 /SF/YR
Date Available	Now
Service Type	Industrial Gross
Office Size	1,300 SF
Space Type	Relet
Space Use	Industrial
Lease Term	5 - 10 Years

LISTING PRICE REDUCED. M2 zoning. Recently renovated inside and out. 13 parking spaces. Recently resealed and stripped driveway, parking and yard. Fenced yard (approximately 5,400 SF) with a wrought iron rolling gate - approximately 1,300 SF of office (5 offices, reception, conference room), 2 remodeled restrooms - break room with shower - HVAC - new gray laminate flooring in office area - 600 amps of power, 3 phase, 220 volt outlets in warehouse (Verify) - two (2) drive-in doors (approximately 10' x 12') - Approx. 16' warehouse clearance - LED ceiling lights throughout warehouse - ceiling skylights, sprinklers and foil - all office and warehouse walls are painted off-white - A WHITE ROOF HELPS KEEP WAREHOUSE COOLER DURING THE SUMMER - beautifully landscaped drought tolerant front yard on drip system. Pride of ownership. Should you have any questions, concerns or would like to arrange a tour please call the listing Broker, Bob Burton, at 909-438-8479. Thank you. Information contained within this listing were received from sources the Broker deems reliable. However, Broker does not guaranty it. Prior to signing a lease for this Premises, it is the Tenant's responsibility to verify the accuracy of all the herein mentioned and is advised to use a professional of their choice with corresponding expertise.



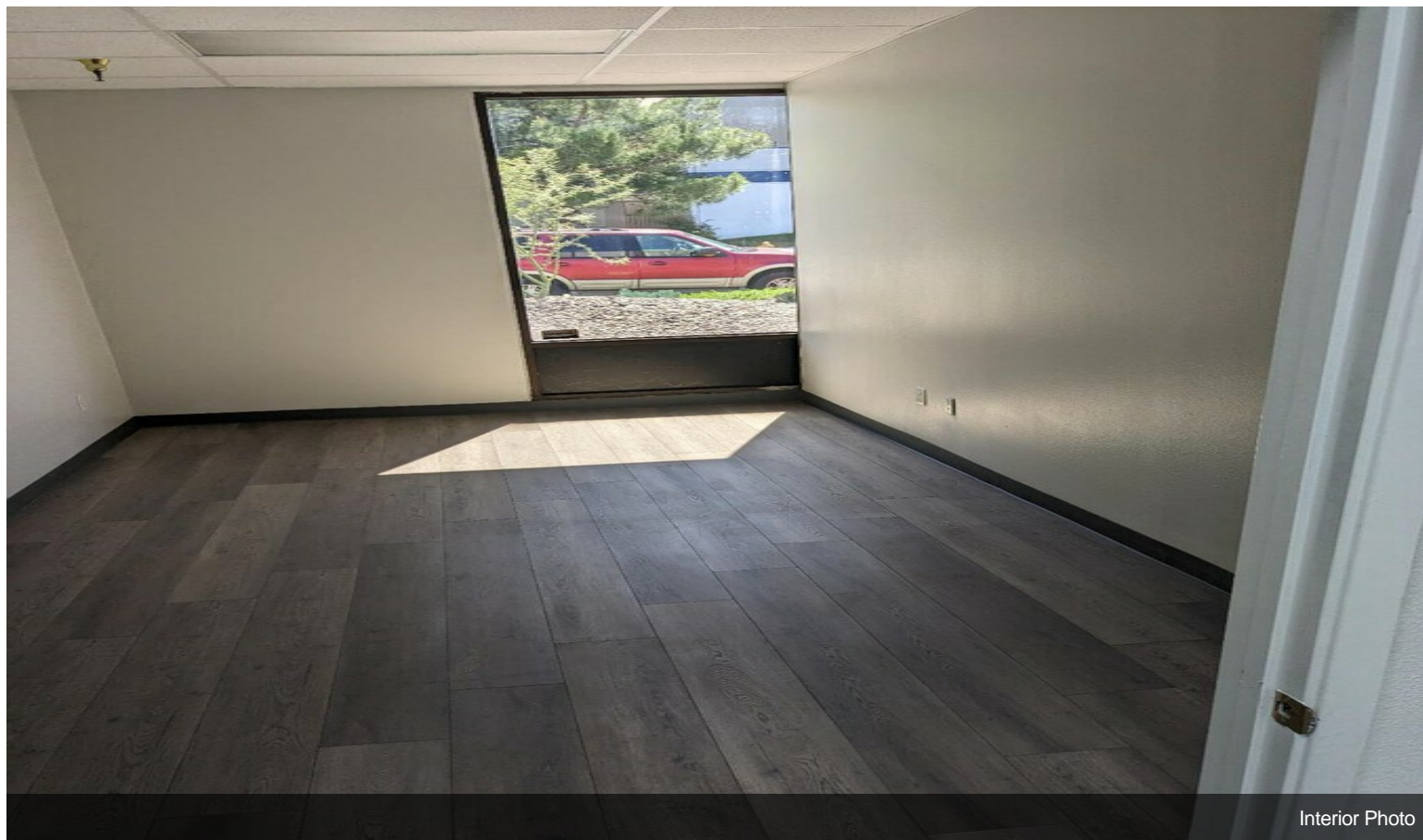
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Property Photos



Interior Photo

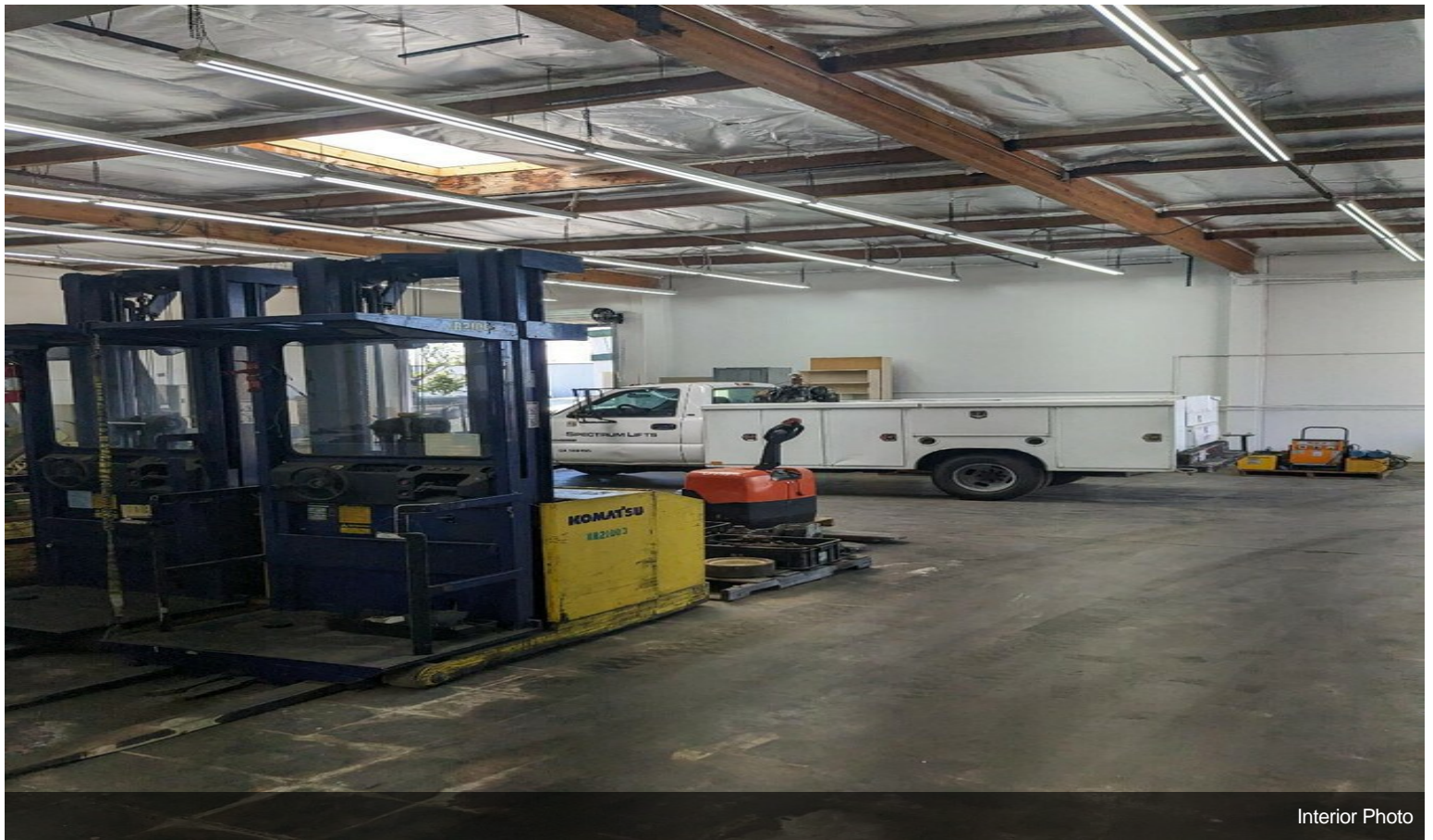


Interior Photo

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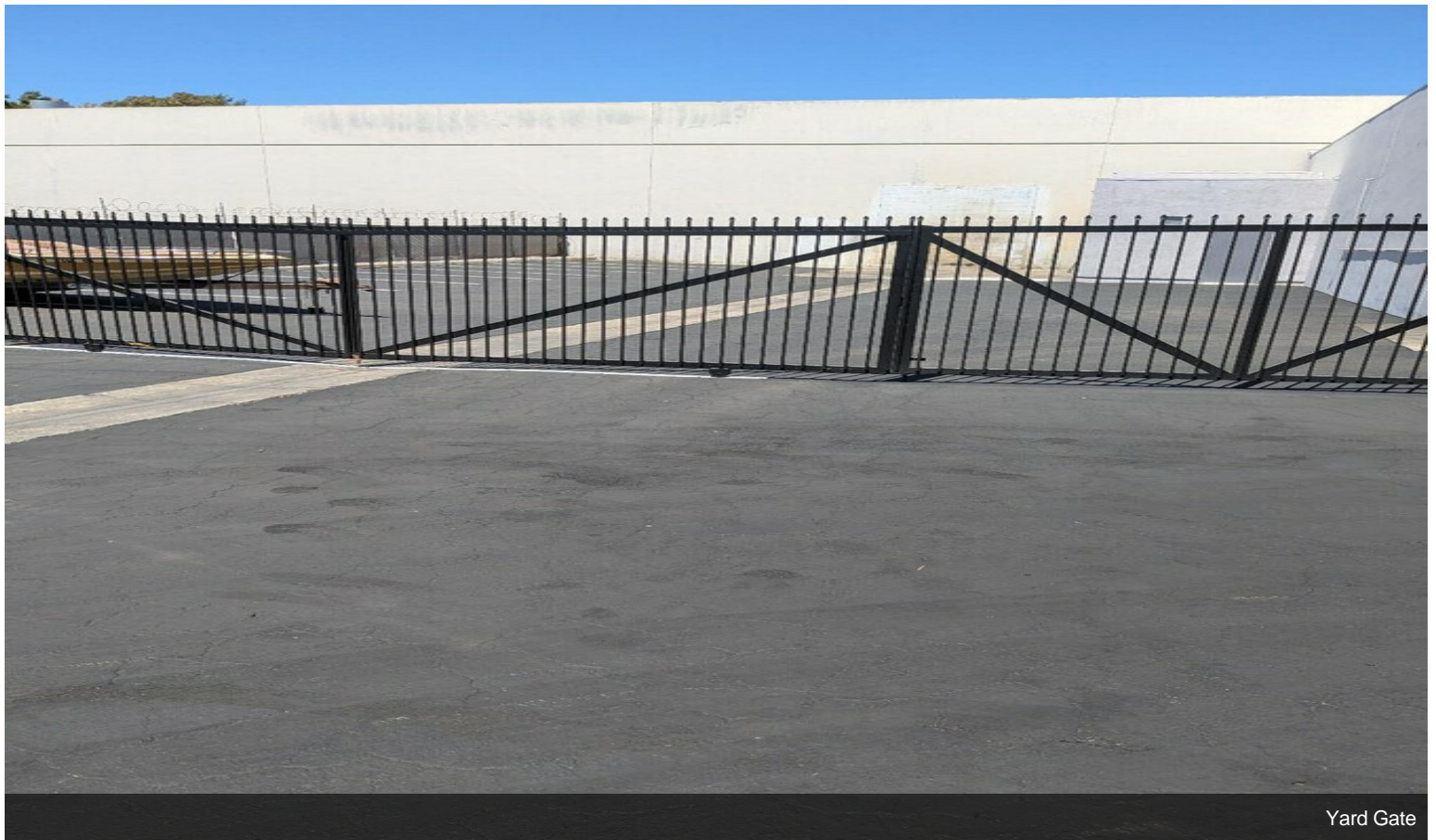


Interior Photo



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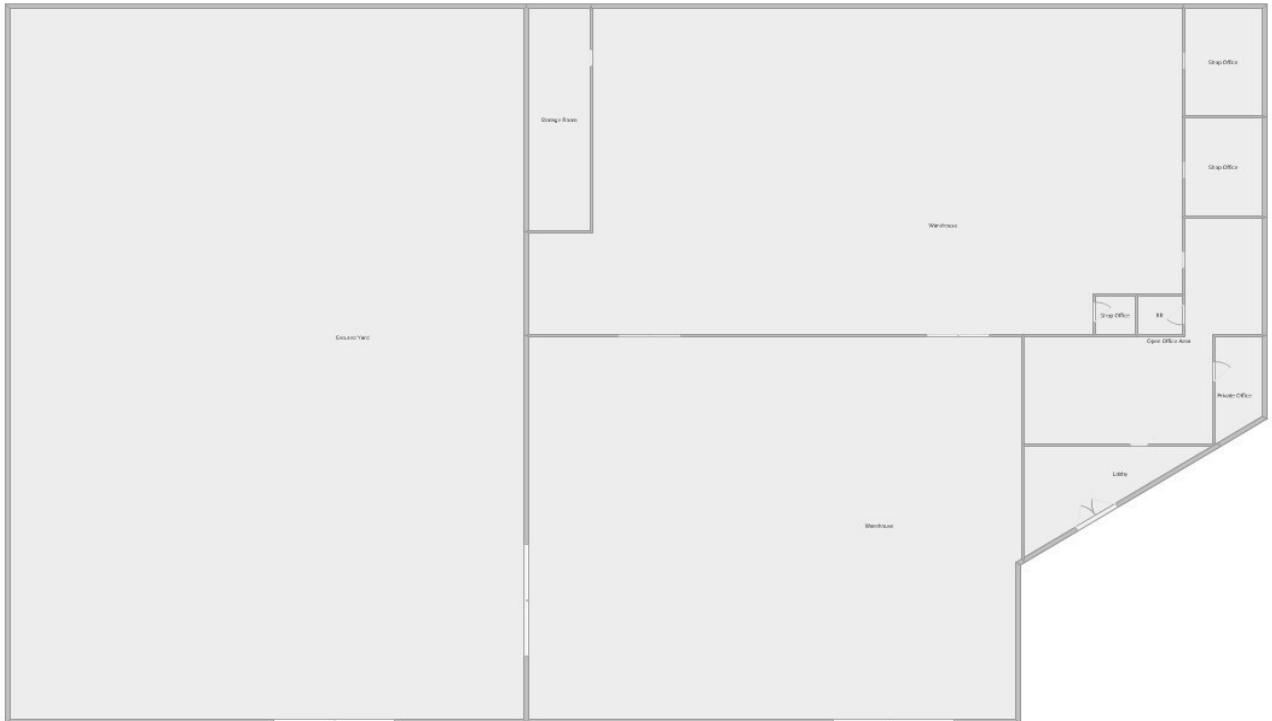
Property Photos



Property Photos



Driveway Entrance



Building Photo

Property Photos

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Parcel Map No 15128, P.M. 185/57-58
Parcel Map No 14306, P.M. 187/57-58

