

FOR LEASE

160,000 SF on 7.57 Acres



Building 20: 4450 Edison Avenue, Chino, CA

FEATURES

Main Office:	±8,233 SF
Clearance:	28' at First Column
Sprinklers:	ESFR w/ K-25 Heads
Power:	6,000 Amp, 277/480 Volts, 3 Phase
Loading:	28 Single DH Loading Positions -11 w/ 7' x 8', 35,000 lb. Capacity Mechanical Dock Levelers 2 Oversized GL Ramps (20' x 25' & 20' x 22')
Parking:	To Code
Whse Lighting:	LED w/ Motion Sensors (To Be Installed)
Truck Court:	Fully Secured Yard

Part of a 5 Million SF Master Planned Business Park

**Adjacent to Chino Valley (71) Fwy With Access to O.C. via
Riverside (91) Fwy & L.A./Ontario via Pomona (60) Fwy**



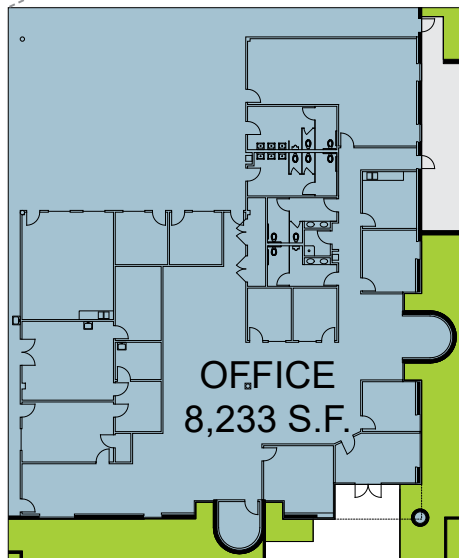
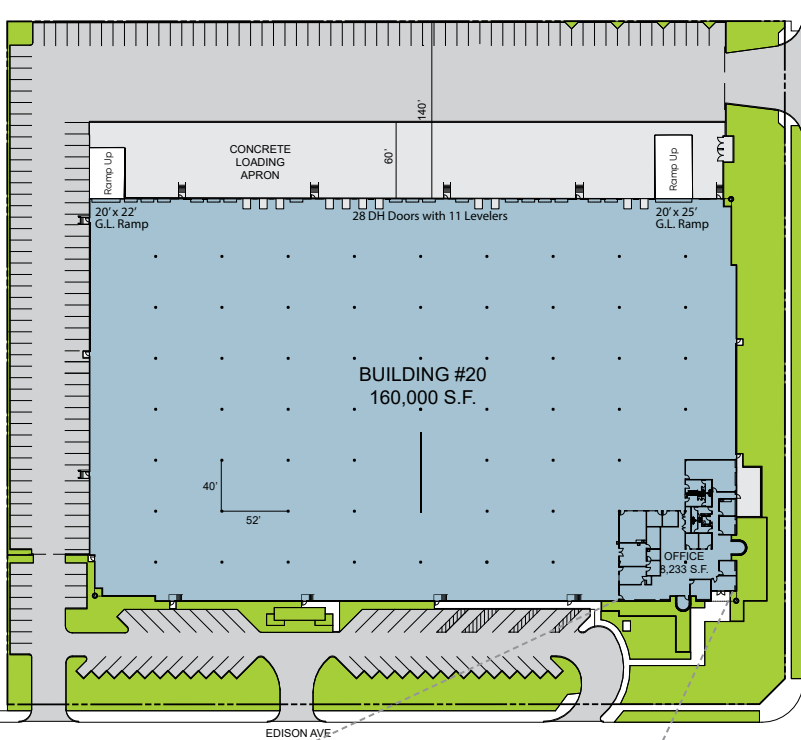
13191 Crossroads Parkway North, 6th Floor, City of Industry, CA 91746
(562) 692-9581 | www.majesticrealty.com | R.E. License #00255328 (CA)

Mitch Embrey
(562) 654-2726
membrey@majesticrealty.com
R.E. License #02058837 (CA)

Trent Wylde
(562) 948-4315
twylde@majesticrealty.com
R.E. License #01180856 (CA)

Building 20 / Site Plan

160,000 Square Feet



Mitch Embrey
 (562) 654-2726
 membrey@majesticrealty.com
 R.E. License #02058837 (CA)

Trent Wylde
 (562) 948-4315
 twylde@majesticrealty.com
 R.E. License #01180856 (CA)

