



THE RANCH

By TRANSWESTERN



61,023 SF FOR LEASE

9261 Remington Avenue, Chino, California

 **JLL** · **CBRE**

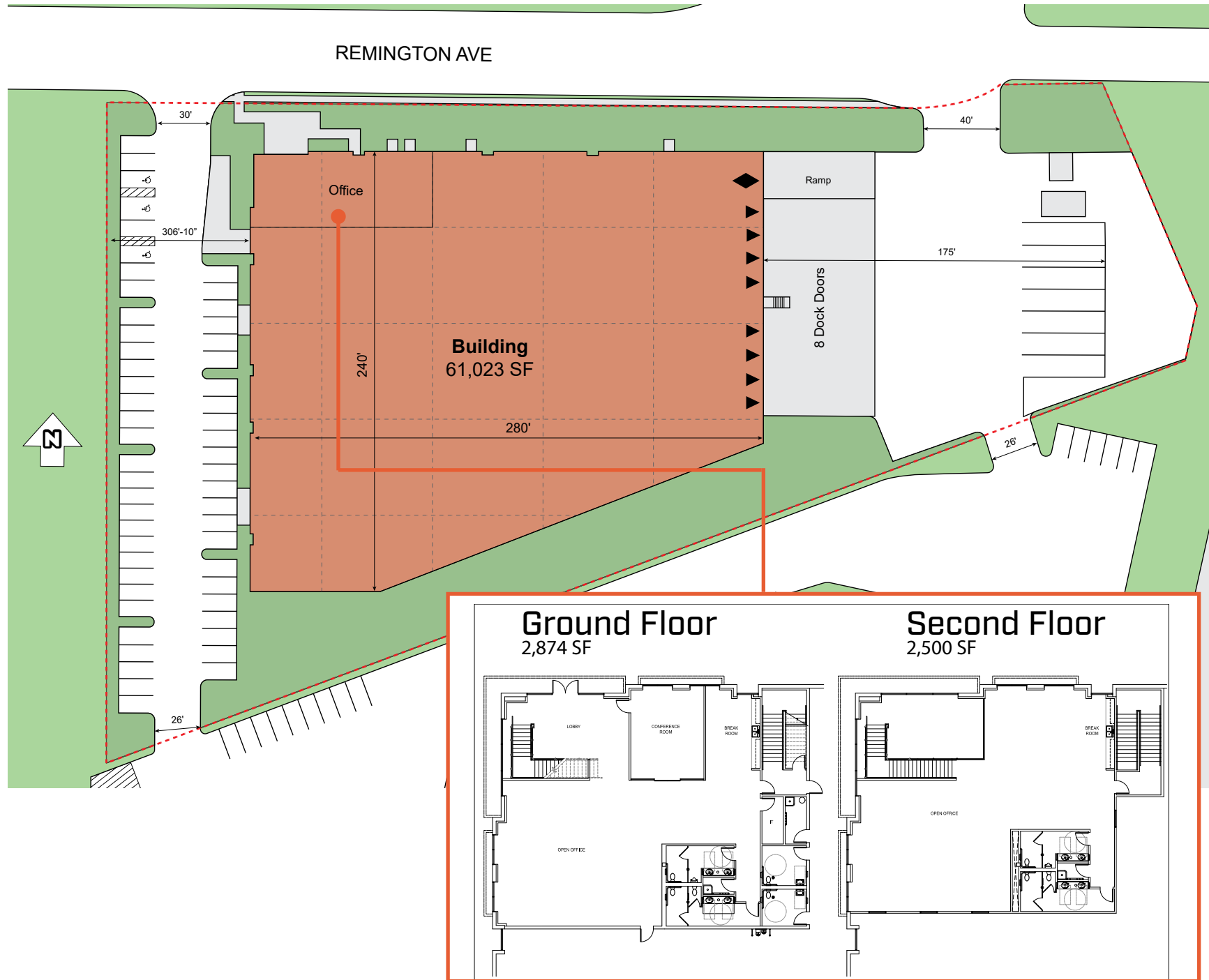


The Ranch by Transwestern is located in the sought after Inland Empire West

This industrial warehouse building was built in 2022 with state-of-the-art features, 32' clear height, ample parking and 100% concrete secured truck courts.

FEATURES:

- » 61,023 SF industrial building
- » 32' clear height warehouse
- » ESFR sprinklers (K-17 heads)
- » 1,200 amp power service 277/480v
- » 5,374 SF two story office space
- » 8 dock high (9' X 10') doors
- » 1 ground level (10' X 12') door
- » 6 trailer parking stalls with 175' truck court
- » 55 auto parking stalls
- » Secured concrete truck courts (175')
- » 6" thick building slab super flat floor slab: FF 58/ FL 49
- » 40'-60' X 52' typical column spacing (60' in speed bays)
- » Immediate access to the I-15 freeway (3.5 mi) via the Limonite Ave on/off ramp, the SR-71 freeway (4.5 mi) via Euclid Ave and the SR-60 freeway (4.5 mi) via the Archibald Ave on/off ramp





Walmart FedEx amazon



1 HOME DEPOT

2 BEST BUY

3 CALERES

4 AMAZON

5 ULINE

6 KIMBERLY CLARK

7 RESTORATION HARDWARE

8 NIKE

9 WEBER

10 PARKER HOUSE

11 VF

12 LANDAIR

13 TOPSON DOWNS

14 SELDAT

15 SYNEX

16 CRANE

17 WINSIGHT

18 OLUKAI

19 TURNKEY

20 DELTA




THE RANCH
By TRANSWESTERN

CHINO

ONTARIO

CHINO
AIRPORT

Euclid Ave

Eucalyptus Ave

Merrill Ave

Remington Ave

Hellman Ave

Taylor Wy

Summit Dr

Limonite Ave

3.5 MI I-15

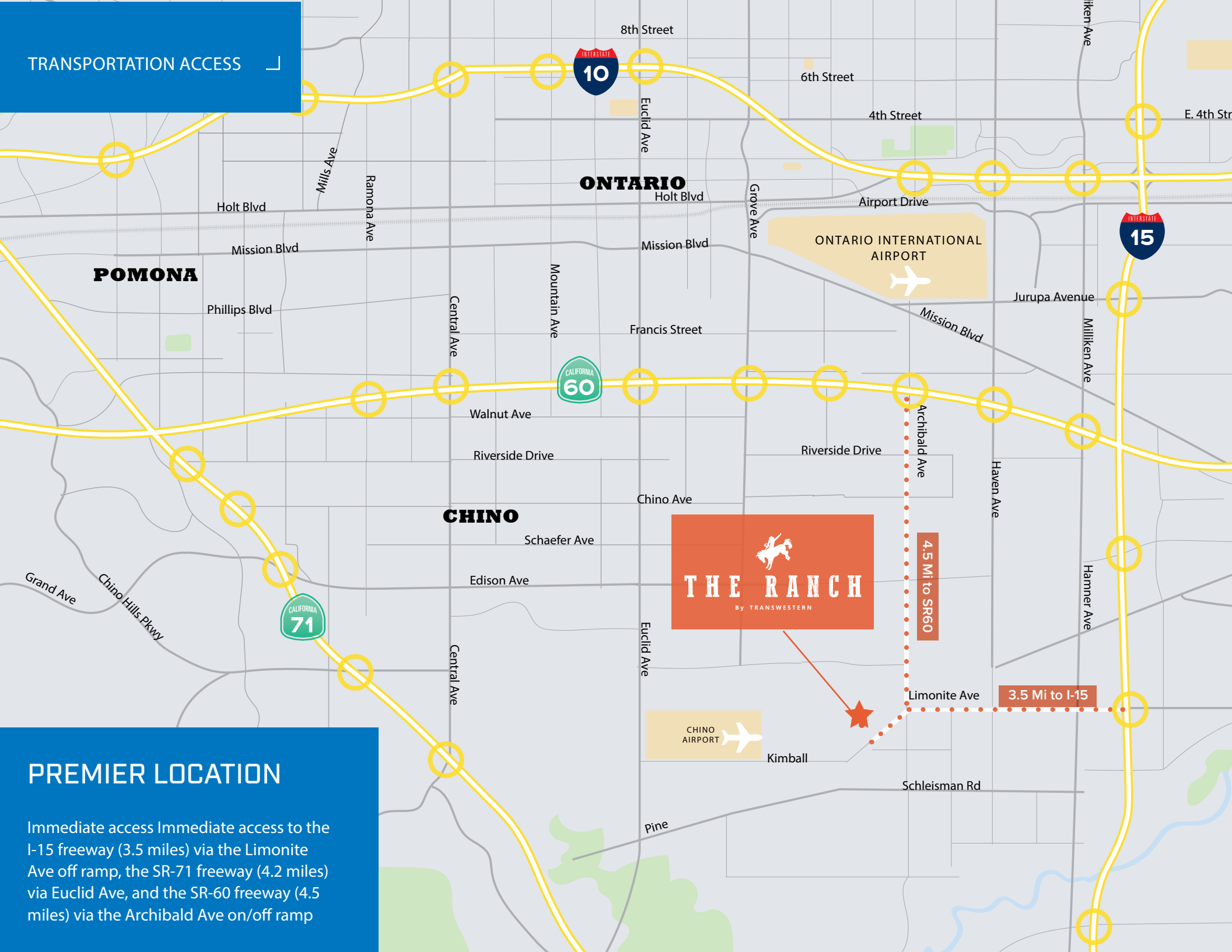
EASTVALE

Direct Access to Key Demand Drivers & Infrastructure

FREEWAYS	MILES	AIRPORTS	MILES	INTERMODAL/ PORTS	MILES
15 Freeway	3.5	ONT	9	Mira Loma Intermodal	6
60 Freeway	4.5	SBD	29	Ports - LA/LB	50
10 Freeway	7.0	LAX	58		



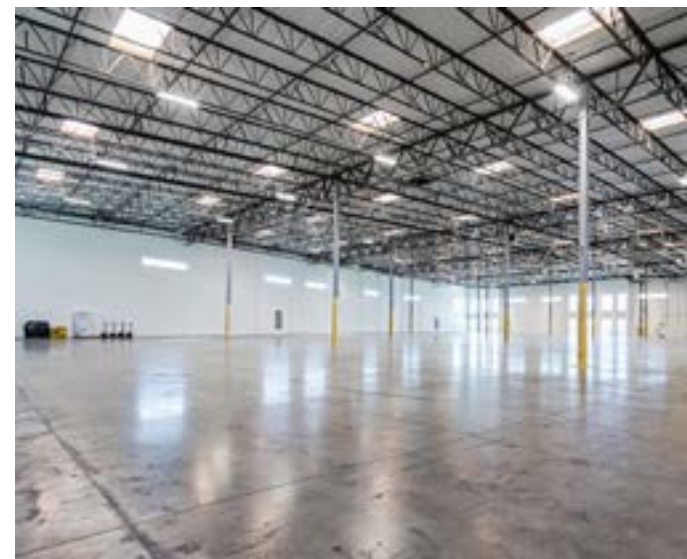
TRANSPORTATION ACCESS



PREMIER LOCATION

Immediate access to the I-15 freeway (3.5 miles) via the Limonite Ave off ramp, the SR-71 freeway (4.2 miles) via Euclid Ave, and the SR-60 freeway (4.5 miles) via the Archibald Ave on/off ramp







61,023 SF FOR LEASE

9261 REMINGTON AVENUE
CHINO, CA

For more information, please contact:

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