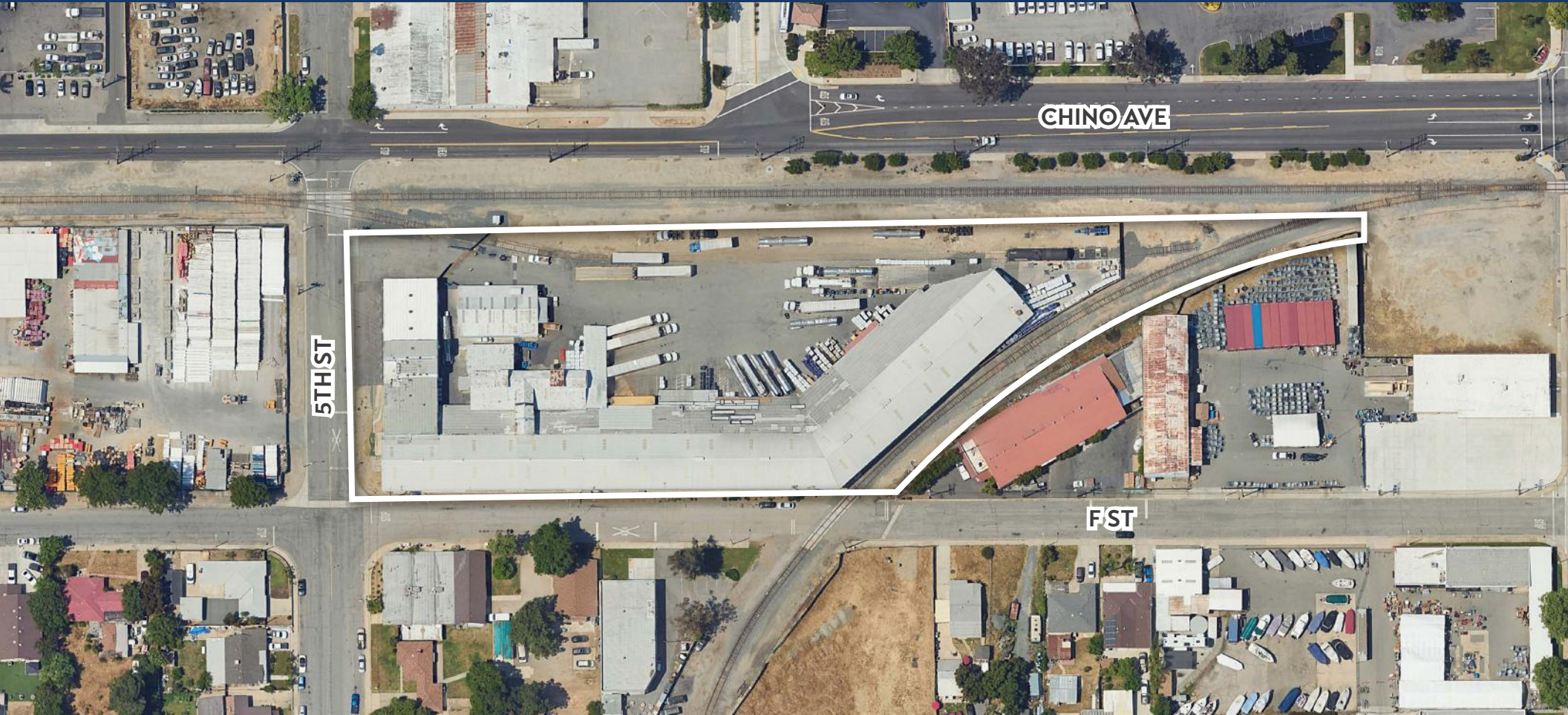


EXECUTIVE SUMMARY

FOR SALE OR LEASE 5177 CHINO AVE., CHINO, CA 91710

+/- 3.61 ACRES | +/- 54,936 BLDG SF | UNION PACIFIC RAIL SERVED



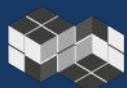
JC CASTILLO
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MACLEOD & CO.

THE OFFERING

MacLeod & Co. is pleased to offer 5177 Chino Ave., Chino, California ("Property"), a unique opportunity to lease or acquire +/- 3.61 acres of industrial land with +/- 54,936 square feet of structures that has active Union Pacific rail. Seller occupies 100% of the property and is open to vacating at close of escrow, agreeing to a flexible sale-leaseback or leasing out all or a portion of the property. Seller is flexible on terms and we are encouraging all prospective buyers & tenants to submit a proposal.



OFFERING GUIDELINES

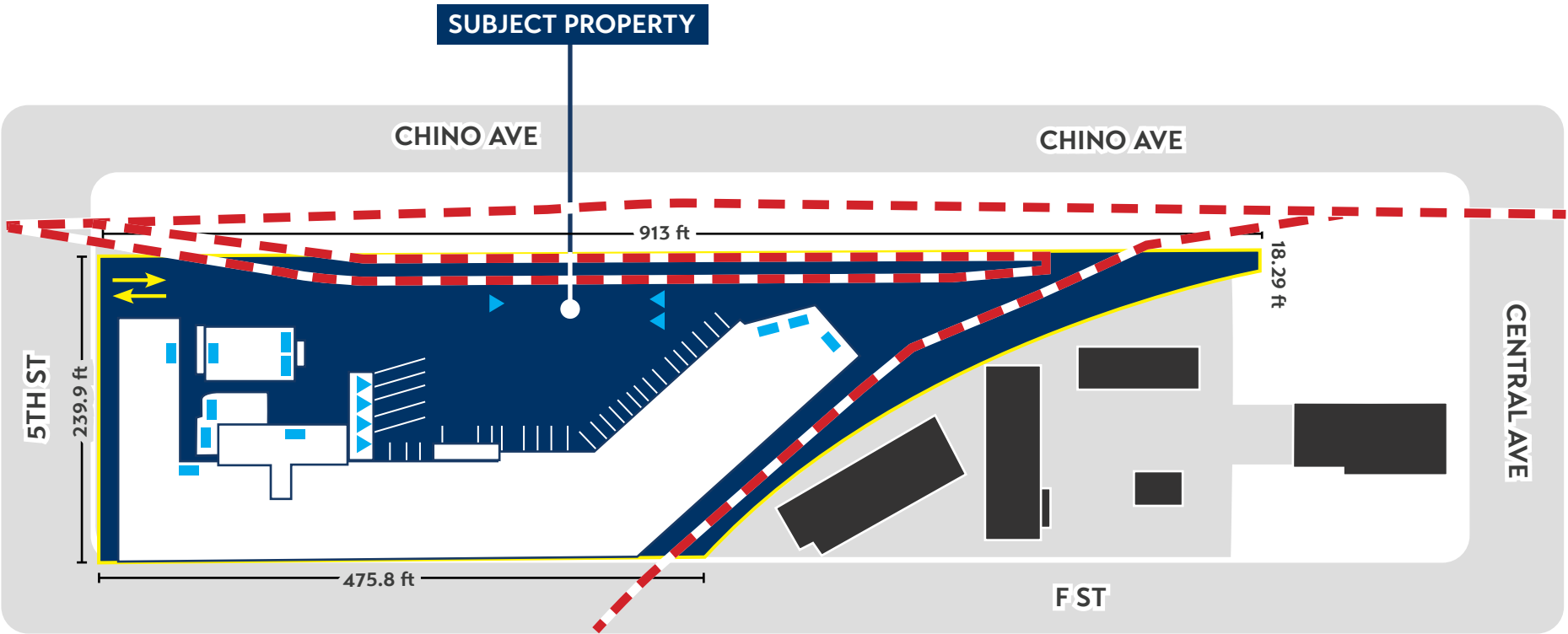
This offering is being distributed exclusively by MacLeod & Co. to tenants, users, developers and investors. Following the distribution of materials, MacLeod will be available to assist prospective tenants, developers, investors, users and their representatives with property inspections and to respond to questions regarding information contained in the Offering Memorandum. Offers on 5177 Chino Ave are subject to the terms and conditions pursuant to the approval of affiliates of the seller. The selection will be based on a variety of factors including but not limited to offer price and terms, financial strength, level of discretionary transaction oversight, ability to close, timing, and experience in leasing and closing similar transactions. Therefore, potential buyers and tenants should be prepared to present a complete Letter of Intent, in accordance with the mentioned required terms and conditions.

PROPERTY OVERVIEW

PROPERTY ADDRESS	5177 Chino Ave., Chino, CA 91710
PARCEL NUMBERS	1020-321-04
ACREAGE	+/- 3.61 AC
RBA	+/- 54,936 SF
FAR	0.35
ZONING	M-1
CONSTRUCTION TYPE	Metal
TENANCY	Occupied
LEASE TERMS	Vacant Close of Escrow, Sale-Leaseback at Flexible Terms, or Leasing Out All or a Portion of the Property
CLEAR HEIGHT	Varies
GRADE-LEVEL DOORS	11
DOCK HIGH / TRUCKWELL POSITIONS	7
POWER	TBD
FENCED	Yes
LIT	Yes
PAVED	Yes
RAIL	Union Pacific Rail Served
INGRESS / EGRESS	One point off 5th Street



SITE PLAN



- SUBJECT PROPERTY
- UNION PACIFIC RAIL
- INGRESS/EGRESS
- DOCK HIGH DOOR
- GRADE-LEVEL DOOR

Building & Site Blueprints

ZONING

5177 CHINO AVE ZONING

Zoning: Light Industrial (M1)

Current Use: Distribution of Chemical Products

M1 Permitted Use: [Permitted Uses](#)

Permitted Uses

Permitted By Right (Partial List)

- Food Processing, Spray Booths (Incidental), Outdoor Storage (Incidental)
- Vehicle Repair & Maintenance
- Manufacturing and Processing (Light or Heavy)
- Recycling Facilities (Large Collection)
- Warehousing, Wholesaling and Distribution

With CUP (Partial List)

- Bus and Large Truck Repair and Maintenance
- Equipment Rental and Sales, Light Equipment
- Outdoor Storage, as a Primary Use
- Transportation Terminals

Development Standards

- Lot Area, Minimum: 20,000 SF
- Lot Width, Minimum: 100'
- Lot Depth, Minimum: 100'
- Landscape Coverage, Minimum: 10%
- Building Setbacks, Minimum: Front - 25', Rear - 0', Interior Side - 0', Street Side - 25'
- Maximum FAR: 0.6

City of Chino Zoning Map: [Zoning map](#)

City of Chino Planning Contact

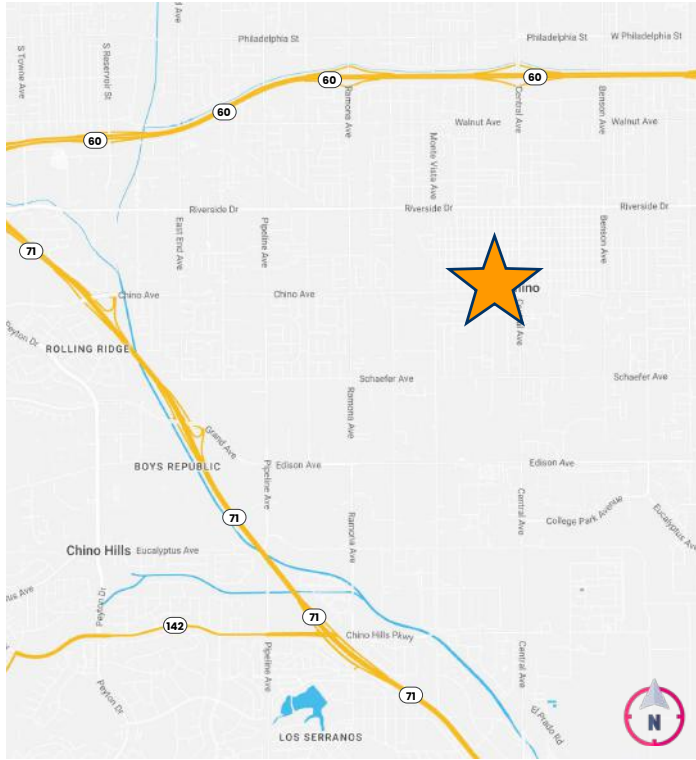
Phone Number: (909) 334-3253

Email: Planning@cityofchino.org

Zoning Disclaimer

Prospective tenants or buyers are advised to independently verify the suitability of the property for their intended use. All information provided is deemed reliable but not guaranteed. Verify all zoning, permits, and usage requirements directly with City of Chino.

PROPERTY MAP



9.3 MILES

to Ontario International Airport



50.2 MILES

to the Ports of Los Angeles & Long Beach



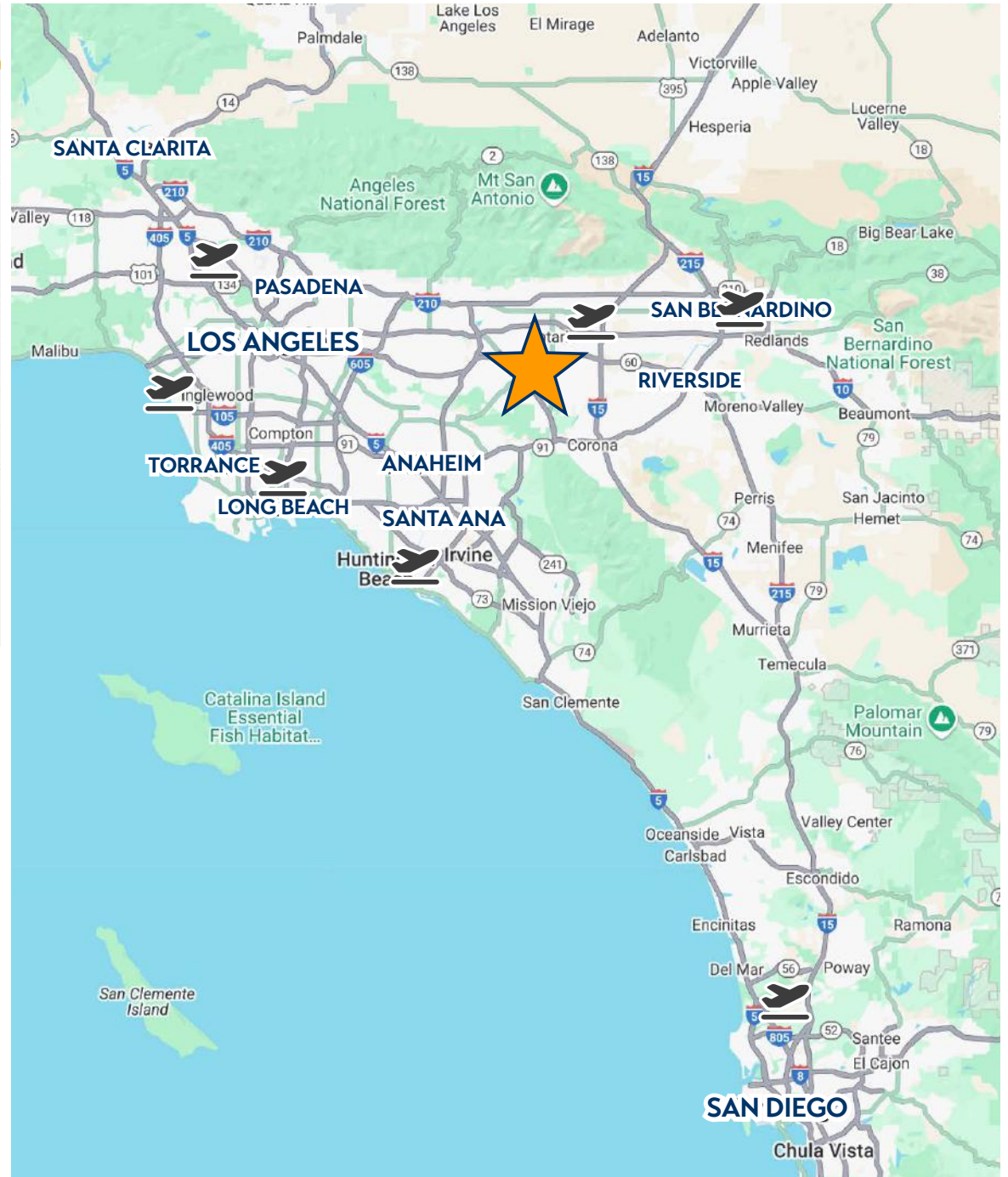
51.1 MILES

to Los Angeles International Airport (LAX)



113 MILES

to San Diego



DISCLAIMER

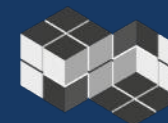
This Offering Memorandum was prepared by MacLeod & Co. for use by a limited number of recipients. All information contained herein was obtained from sources we deem reliable; however, neither MacLeod & Co. nor Owner are making representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein.

This Offering Memorandum does not constitute a representation that no change in the business or affairs of the property or the Owner has occurred since the date of the preparation of the Offering Memorandum. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the Recipient. MacLeod & Co. and Owner expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum.

Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

MacLeod & Co. and Owner each expressly reserve the right, at their sole discretion, to reject any and/or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered, and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

The Recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum which is a matter of public record or is provided from sources available to the public, (b) the Recipient, the Recipient's employees, agents, and consultants (collectively, the "Need-to-Know Parties" will hold and treat it in the strictest of confidence, and the Recipient and the Need-to-Know Parties will not, directly or indirectly, disclose or permit to be used, this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or MacLeod & Co. or for any purpose other than use in considering whether to purchase the property. The Recipient and the Need-to-Know Parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if, in the future, the Recipient or Owner discontinues such negotiations, the Recipient will return this Offering Memorandum to MacLeod & Co



MACLEOD&CO.

EXCLUSIVE ADVISORS



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EXECUTIVE SUMMARY

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MACLEOD&CO.

MacLeod & Co. is an industrial real estate brokerage company that specializes in the sale and leasing of warehouse distribution and logistics facilities, industrial outdoor storage yards, and land sites for new development.

Headquartered in Orange County, California, the company provides expert brokerage services including capital markets and investment sales, agency leasing, tenant representation, and land sales for development.

In three short years, MacLeod & Co. has successfully negotiated and closed over \$630 million in industrial transactions for institutional investors, private equity groups, high net worth investors, corporate tenants, and end users from California to Texas.



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