

HIGH-IMAGE INDUSTRIAL CONDO IN PRIME CHINO

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HIGH-IMAGE INDUSTRIAL CONDO IN PRIME CHINO



OPPORTUNITY HIGHLIGHTS

- HIGH-IMAGE INDUSTRIAL CONDO
- BUILT IN 2007
- PRIME CHINO LOCATION ADJACENT TO CHINO HILLS
- EASY ACCESS TO 71, 60, 10, and 57 FREEWAYS
- M ZONING PROVIDES VERSATILE USAGE
- WELL-MANAGED BUSINESS PARK SURROUNDING
- LARGEST UNIT IN A HIGHLY DESIRABLE 3-UNIT STANDALONE BUILDING
- +1,900 SF OFFICE FEATURES: RECEPTION, (2) OFFICES, LARGE EXECUTIVE OFFICE, CONFERENCE ROOM, KITCHEN AREA, (2) RESTROOMS.

FEATURES

- PRIVATE FENCED YARD
- 16' CEILING CLEARANCE
- PARTITIONED AIR-CONDITIONED ROOM with ROLLUP DOOR and SECURED STORAGE
- (2) 12' x 14' GROUND LEVEL DOOR
- 400a/277-480v 3 PHASE POWER
- CALCULATED SPRINKLER SYSTEM
- FOIL INSULATION
- 22 PARKING SPACES

This building is perfect for an owner's use or for an investor to buy and lease out to tenants. Great location in the City of Chino, near major shopping centers and with easy access to Freeways 71, 60, 91, 10 and 57. Area is approx $\pm$ 30,806 SqFt lot, approx $\pm$ 13,638 SqFt building, including approx $\pm$ 1,900 SqFt office space which includes: reception area, two large offices, conference room, kitchen area, and two restrooms. The Warehouse features include: private fenced yard, 16' ceiling clearance, two ground level doors, Amps: 400, Volts: 277-480 Phase power, Fire sprinkler system, and standard 22 parking spaces. The association fee covers building insurance, exterior paint, roof and structural, fire alarm monitoring, landscaping, and parking lot maintenance. Owner pays for utilities and trash.

All descriptions deemed reliable, Buyer and buyer agent to verify all information herein, Broker/ Agent and Seller do not guarantee its accuracy.

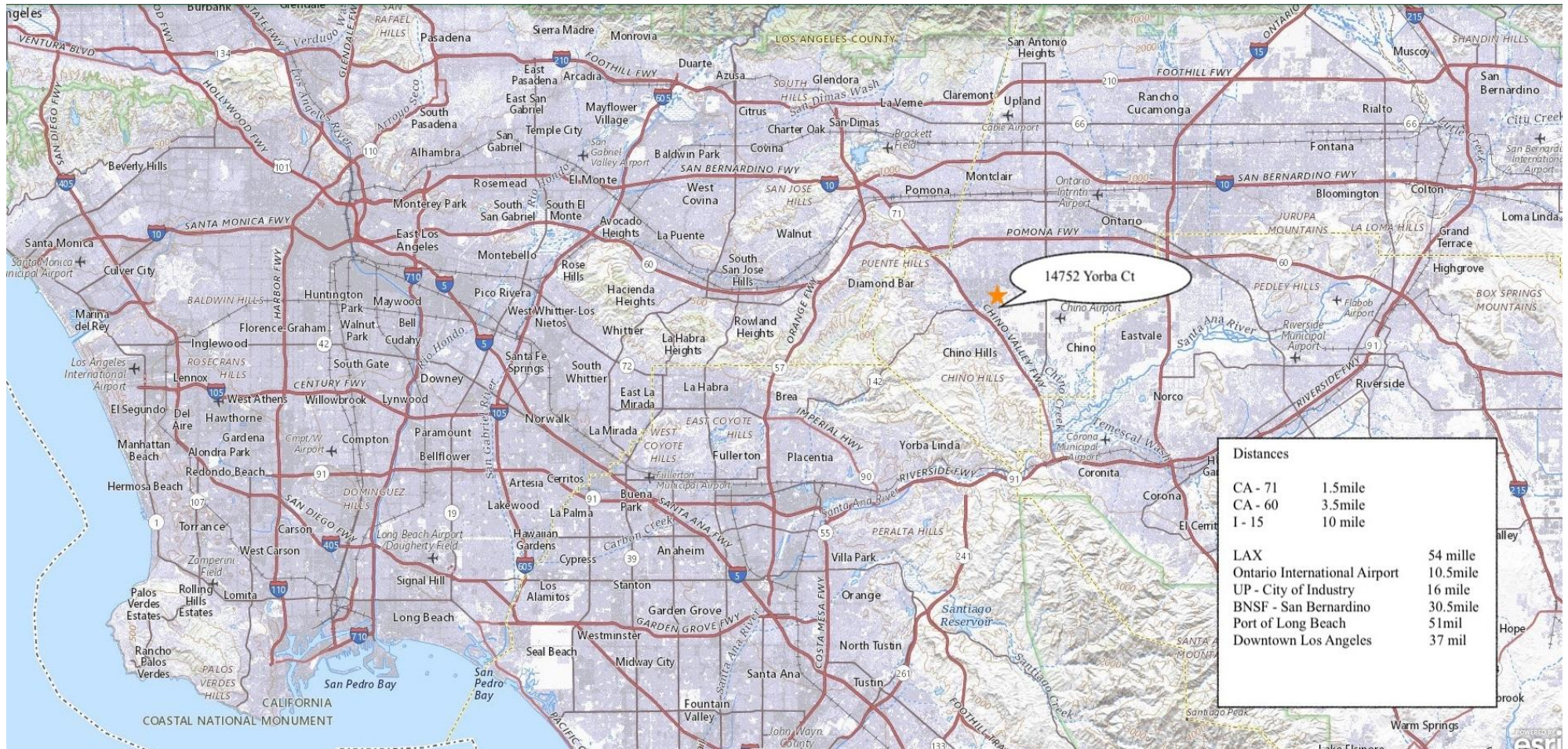


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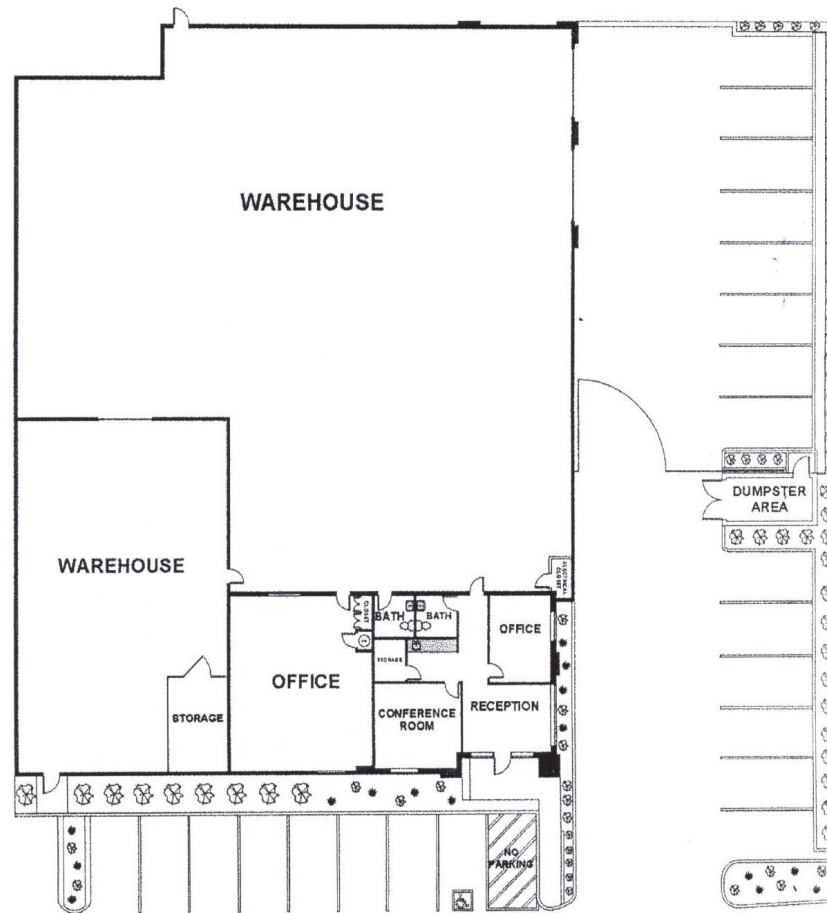
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Region Map



Isabella Yao/DRE#01960525/Tel# 6262263804/Email: isabellayao55@gmail.com

Site Plan



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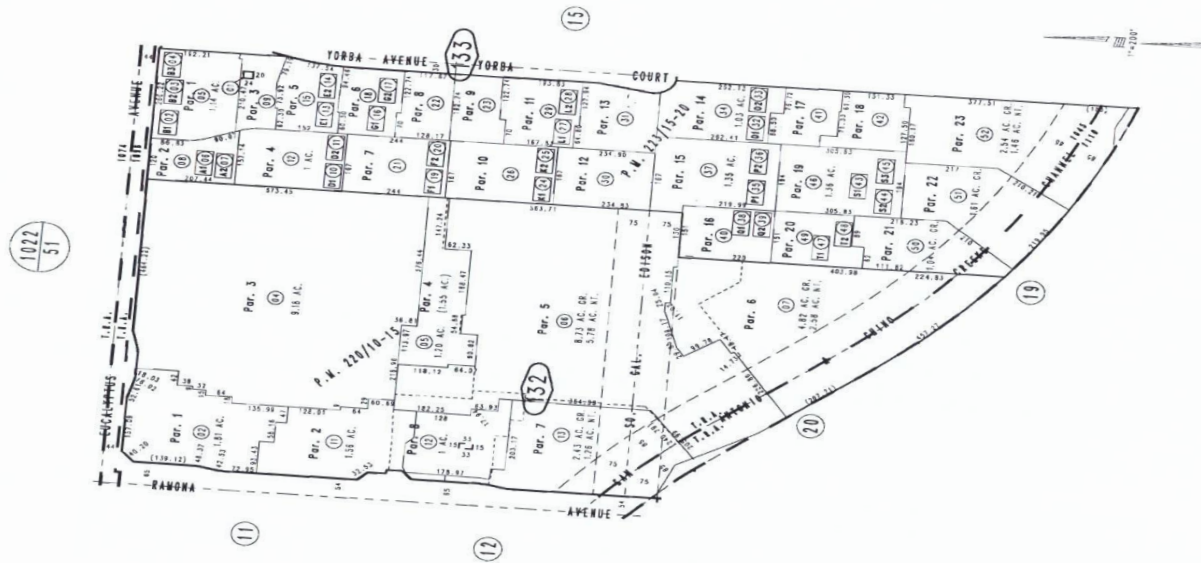
THIS MAP IS FOR THE PURPOSES
OF AD VALOREM TAXATION ONLY



Pin. Map "D" Rancho Santa Ana Del Chino, M.B. 12/47-48

City of Chino
Tax Rate Area
1045,1098,1110

1025 - 13



MAY 1972

Parcel Map No. 17798, P.W. 223/15-20, Condo Plan 2007-0600577
Parcel Map No. 17819, P.W. 220/10-15

Pin. N.E.1/4, Sec. 22
T.2S., R.8W.

Assessor's Map
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San Bernardino County

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3/10/2023

Customer Service Rep: Kimberly



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