



13600 5th St

13600 5th St, Chino, CA 91710

Bob Burton

Burton Commercial Real Estate
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13600 5th St

\$16.44 /SF/YR

This approximate 8,680 SF Building was refreshed. New cool roof; LED lights in the warehouse. New laminate flooring in the office areas. New paint throughout the interior of building including the warehouse. An approximate 5,400 SF fenced yard with a new sliding gate. 2 ground level drive-in doors. 600 amps; 3 phase 208 volts. Easy truck access. Front yard is beautiful landscaped with water tolerant plants on a drip system. Central air conditioning in the office area. Immediate occupancy is possible. Nearby freeways are the 60 and 71. Located west of Central Avenue between Chino and Schaefer Avenues....



Rental Rate:	\$16.44 /SF/YR
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Property Type:	Industrial
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Property Subtype:	Warehouse
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Rentable Building Area:	8,680 SF
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Year Built:	1980
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Rental Rate Mo:	\$1.37 /SF/MO
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1st Floor Ste 13600

Space Available	8,680 SF
Rental Rate	\$16.44 /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 (reception, conference room, 3 private offices, break room with shower, server room), 2 remodeled restrooms - HVAC - new gray laminate flooring in office area - 600 amps of power, 3 phase, 208 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



13600 Office Picture



13600 Lobby and Reception Picture

Property Photos



13600 Yard drive-in door - Copy



13600 Warehouse

