

MAJESTIC CHINO GATEWAY

185,600 SF (EXPANDABLE) - AVAILABLE FOR LEASE
PRIME INLAND EMPIRE WEST LOCATION - CHINO, CA



BUILDING 3 FEATURES

Office: 11,218 SF (2-Story)
Whse Office: 696 SF
Clearance: 32' Minimum @ 1st Column
Sprinkler System: ESFR w/ K-17 Heads
Power: 2,000 Amps, 277/480 Volt, 3 phase
Truck Court: 185' Deep, Walled and Gated
Trailer Parking: 51 (Away from Bldg in Secure Truck Court)
Lighting: LED w/ Motion Sensors
Loading:

- 39 Dock High Doors (9' x 10' ea) [19 Equipped w/Mechanical Levelers]
- 2 Roll-up Ramp Doors (12' x 14' ea)

PARK FEATURES

Part of a Master Planned Business Park
 Prime Chino IE-West Location with easy access to
 the 60 & 71 freeways
 Close to FedEx, UPS & Ontario Airport
 Low Drayage to the Ports of LA/Long Beach

15616 Euclid Avenue, Chino, CA



FOR ADDITIONAL INFORMATION:



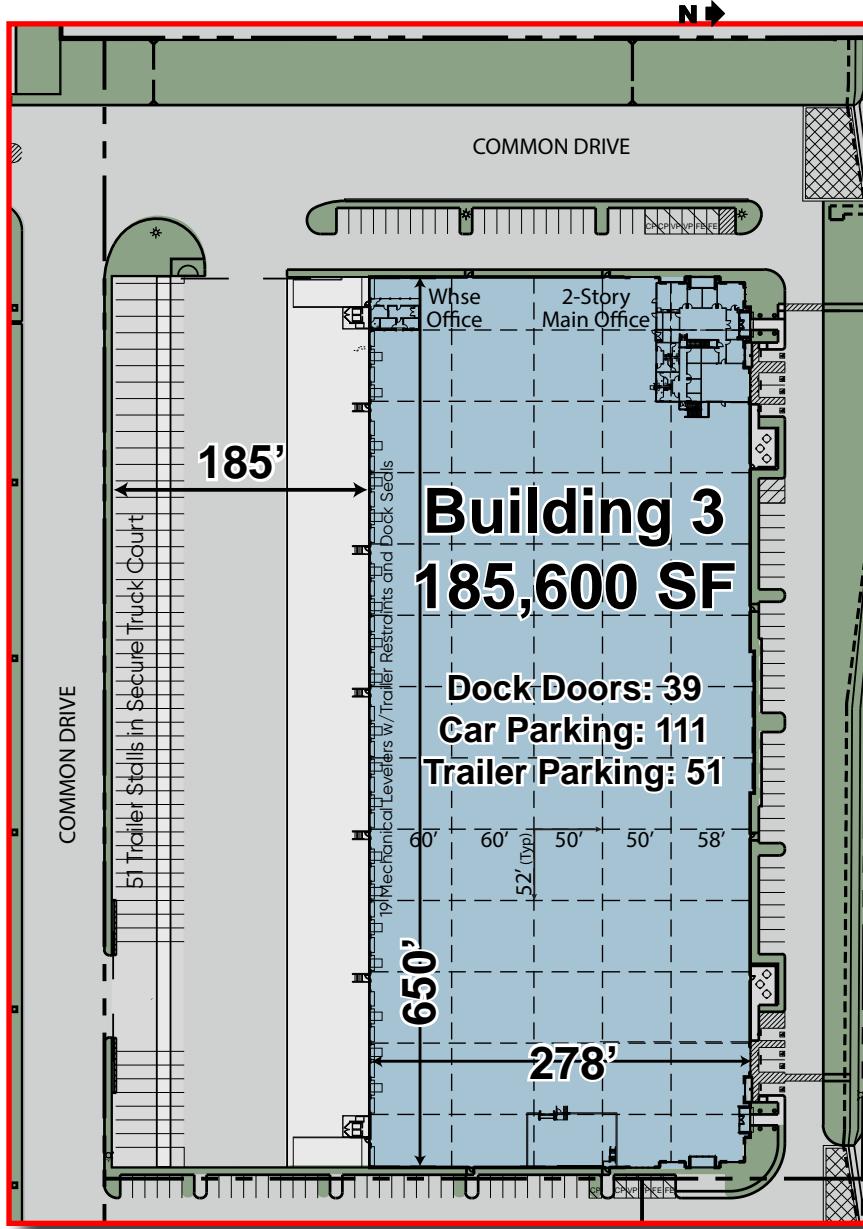
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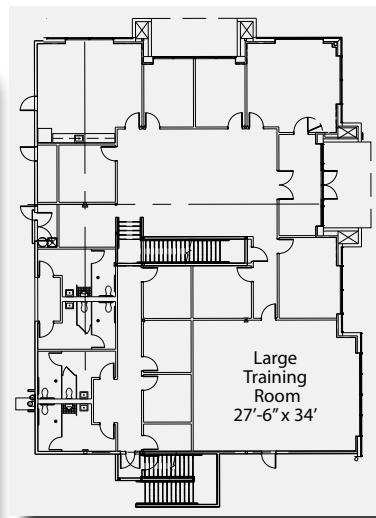
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BUILDING SITE PLAN

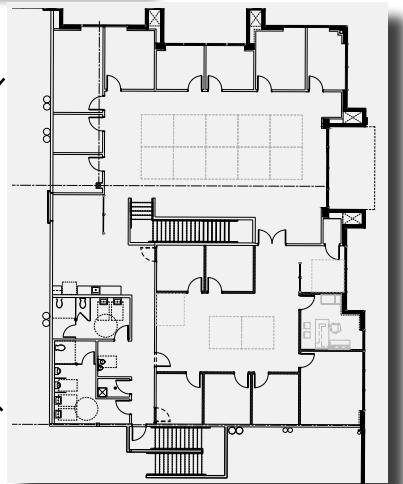


OFFICE FLOOR PLANS

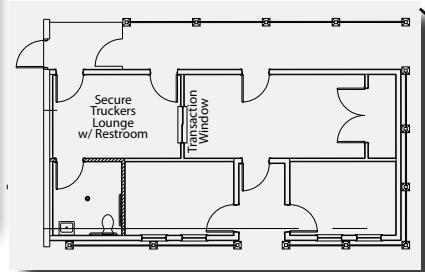
1st Floor
Main Office
5,609 SF



2nd Floor
Main Office
5,609 SF



Warehouse
Office
696 SF



This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.

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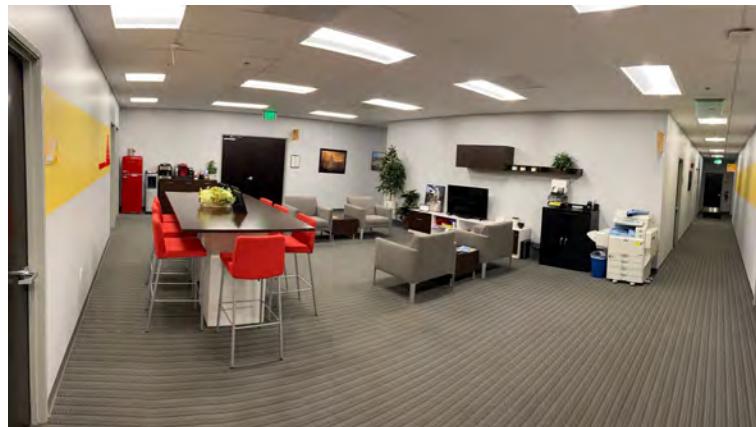
Northeast Corner View



Southeast Corner View



1st Floor Office



2nd Floor Office



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