

CHINO VALLEY TRUCK & EV HUB

**MODERN LOGISTICS.  
LOCAL IMPACT.  
SUSTAINABLE POWER.**

# THE YARD

@CHINO AIRPORT



**NEWMARK**

**40 ACRES FOR LEASE**

7000 Merrill Avenue, Chino



STRATEGICALLY  
LOCATED.  
REGIONALLY CRITICAL.  
FULLY BACKED.

THE **YARD**  
@CHINO AIRPORT

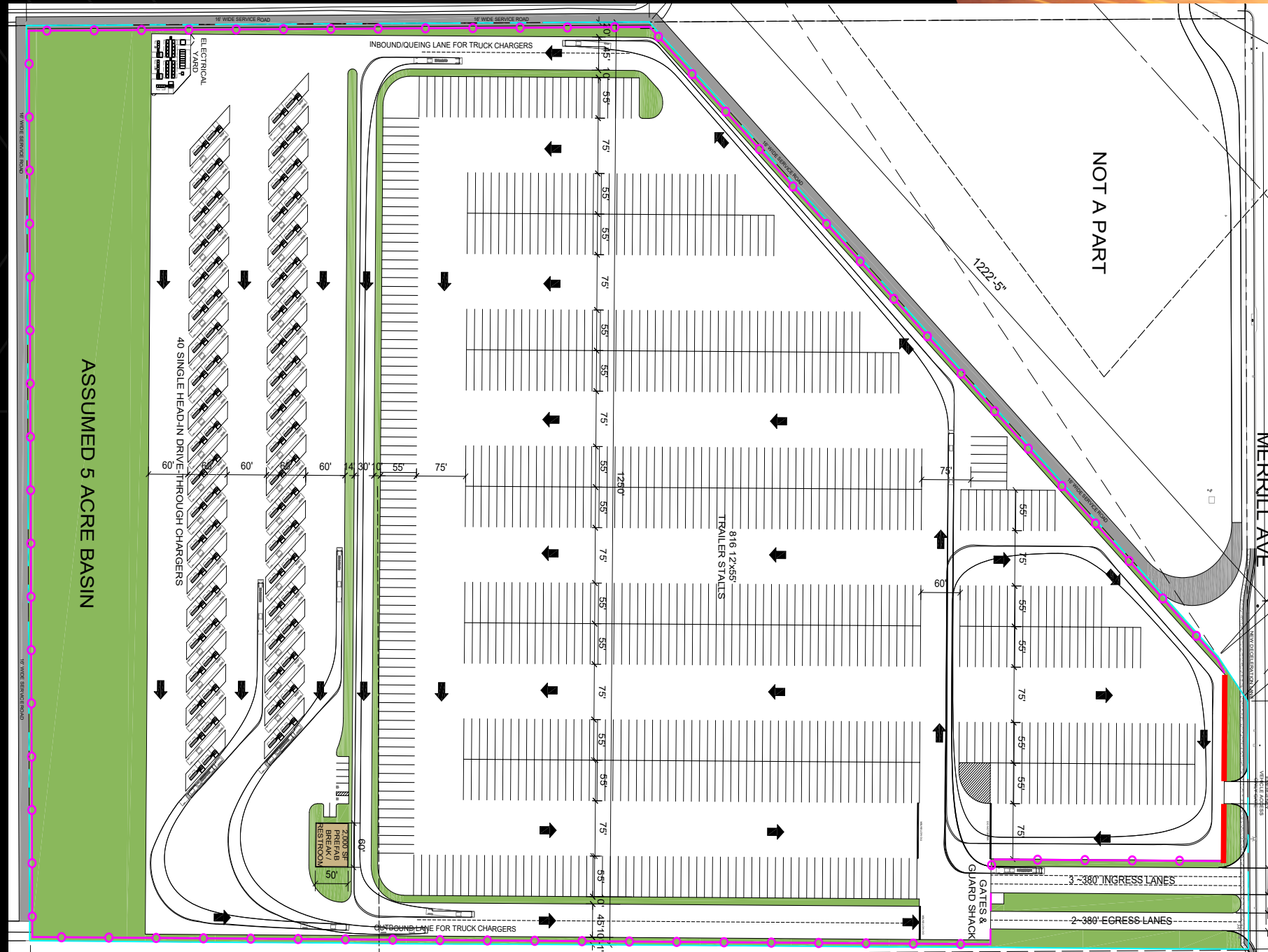


Situated on 40 acres at the northeast corner of the Chino Airport. Situated at the southeast corner of Grove Ave and Merrill Ave. This future-forward facility is perfectly positioned in the heart of the Inland Empire's logistics core. Backed by San Bernardino County and FAA-approved for non-aeronautical use, the site is primed for development into the region's largest commercial truck, trailer, and EV charging facility.



Total Trailer  
Stalls: **816**

EV Charging  
Stations: **40**



**Driving the Supply  
Chain Forward**

**Where clean freight,  
intelligent logistics, and  
scalable infrastructure  
converge in the heart of  
Southern California's  
logistics engine.**



±59.56AC  
Temporary Truck Yard

2.9MSF (6 BLDGS)  
REDA/ CLARION  
PLANNED

2.9MSF (8 BLDGS)  
REDA/ CLARION

925K SF BLDG  
MAJESTIC  
PLANNED

2MSF (2 BLDGS)  
MAJESTIC  
PLANNED

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

CHINO AIRPORT

THE PRESERVE

EASTVALE

7000 Merrill Avenue, Chino

Archival



## PROJECT HIGHLIGHTS



±816 trailer parking stalls.



40 EV charging spaces.



2,000 SF modular building (breakroom & restrooms).



Modular guard shack with controlled site access.



Concrete drive aisles with paved parking.



Screen wall, fencing, and landscape buffers.



Conceptual solar + battery storage components.



Future hydrogen fueling station feasibility under review.

## Cleaner Freight. Smarter Logistics. Scalable Infrastructure.

**Traffic Flow** A dedicated right-in/right-out ingress/egress along Merrill Avenue ensures smooth traffic circulation.

**Power Infrastructure** Partnering with SCE to ensure power reliability, peak demand management, and scalable EV growth.



7000 Merrill Avenue, Chino

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## THE OPPORTUNITY

### An innovative logistics solution for modern fleet demands.

As warehouse and distribution space rapidly expands throughout the Inland Empire, the need for secure, dedicated truck parking and zero-emission infrastructure has become urgent. This project delivers on both.

#### Key Drivers:

- Addressing a critical shortage of truck/trailer parking across the region.
- Supporting state and regional carbon-reduction goals with cutting-edge EV infrastructure.

#### A GATEWAY FOR CLEAN COMMERCE

- Supports California's AB 32 and CARB zero-emission targets.
- Doubles the City of Chino's EV station count and quadruples its fast-charging capabilities.
- Enhances local air quality by reducing long-haul return trips to ports.

**This is more than a parking project. It's a launchpad for cleaner freight, smarter logistics, and scalable infrastructure in one of the most logistics-driven markets in the U.S.**



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**NEWMARK**

The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark Knight Frank (Newmark) that broker shall not look to Newmark for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark's client.

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