

INDUSTRIAL FOR LEASE

15650 EL PRADO RD, CHINO

15650 EL PRADO ROAD, CHINO, CA 91710



FOR LEASE

KW EXECUTIVE

388 East Valley Boulevard
Alhambra, CA 91801



Each Office Independently Owned and Operated

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15650 EL PRADO ROAD



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EXECUTIVE SUMMARY

15650 EL PRADO ROAD



OFFERING SUMMARY

LEASE RATE:	TBD
LEASE TERM:	Negotiable up to 7 years
AVAILABLE SF:	34,000
WAREHOUSE SF:	34,000
CLEAR HEIGHT:	22'-24'
DOCK DOORS:	1 Internal Truck Well
GRADE DOORS:	4
LOT SIZE SF:	64,904
PARKING:	64
POWER:	800 Amp
YARD:	Secured
ZONING:	M2

PROPERTY OVERVIEW

Located at 15650 El Prado Road in Chino, CA, this industrial warehouse offers a substantial 34,000 square feet of versatile space suitable for various commercial needs. Built in 1991, the property features a large 1.49-acre lot with 64 parking spaces and a gated yard, ensuring ample room for operations and secure storage. The warehouse boasts a minimum clear height of 22-24 feet, five roll-up doors, and one internal truck well, facilitating efficient logistics and transportation. Additionally, the facility is equipped with 800-amp power, making it ideal for heavy industrial use. Zoned M2, this property is strategically located in a thriving industrial area, making it a prime choice for businesses looking to expand or establish a presence in Chino.

PROPERTY HIGHLIGHTS

- Minutes away from 71, 60 and 91 Freeways
- 34,000 sf with two units 23,000 sf and 11,000 sf
- 23,000 sf suitable for storage and distribution
- 11,000 sf has 4-5k of office, suitable for manufacturing or an office
- Clear Height: 22-24 feet minimum
- Lot Size: 1.49 acres
- Parking: 64 parking spaces
- Power: 800-amp power
- Construction Year: Built in 1991
- Loading: One internal truck well and five roll-up doors
- Zoning: M2, suitable for industrial and warehouse uses
- Additional Features: Gated yard for added security
- Fire Sprinkler System

PROPERTY PHOTOS

15650 EL PRADO ROAD



PROPERTY PHOTOS

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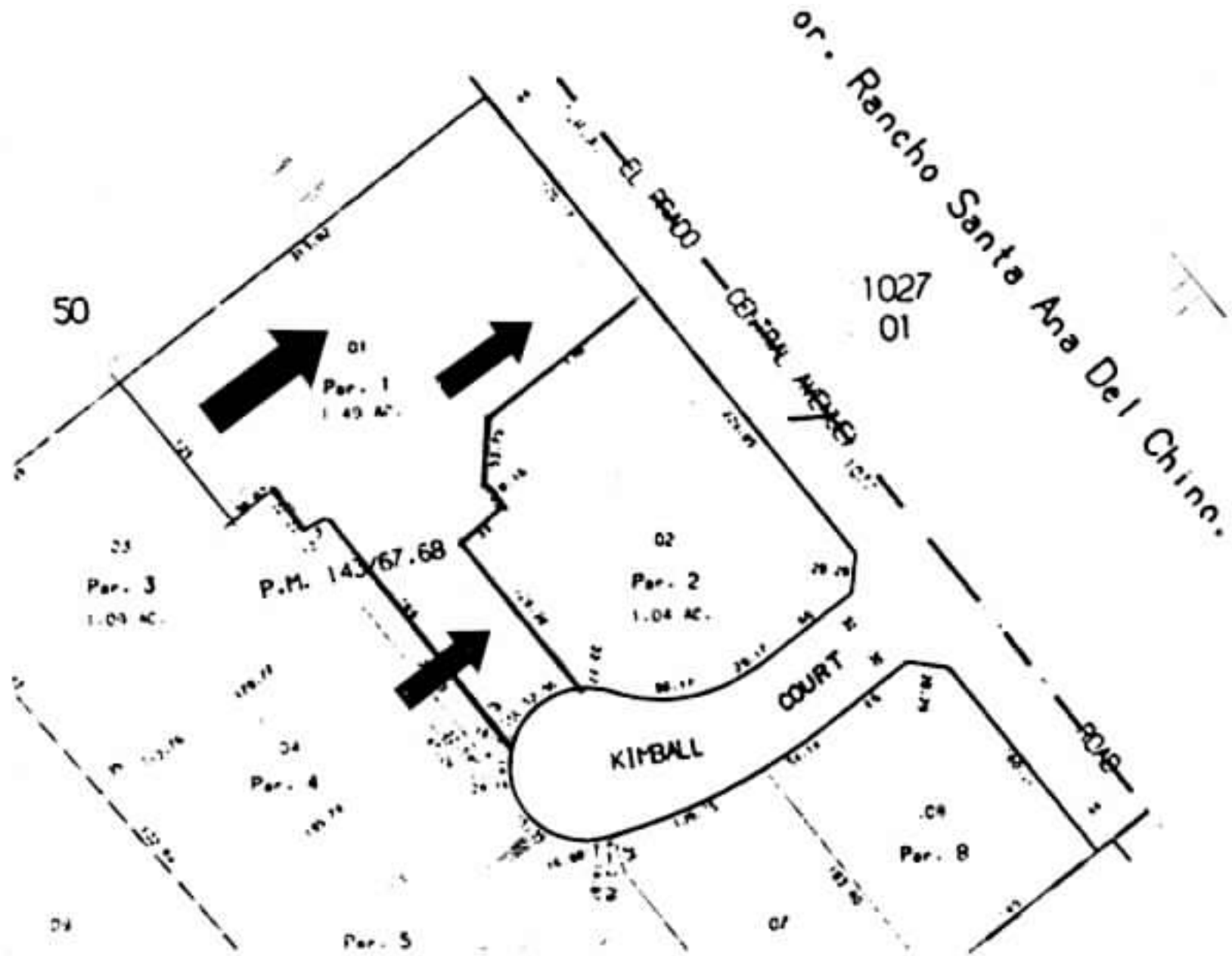
PROPERTY PHOTOS

15650 EL PRADO ROAD



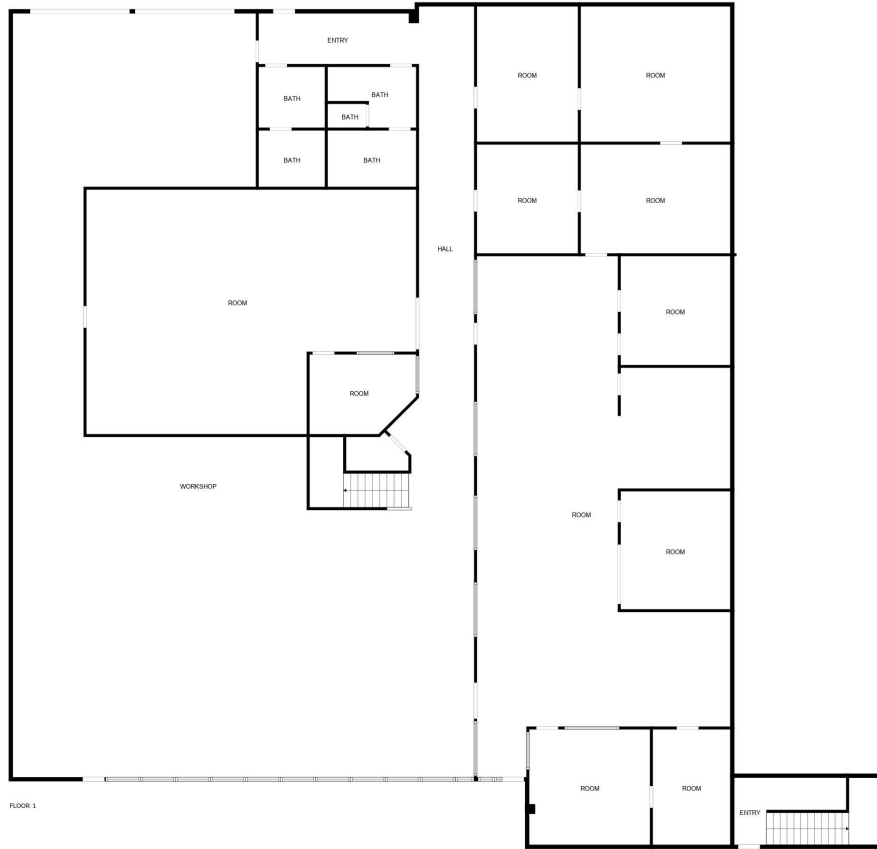
PROPERTY PHOTOS - Plat Map

15650 EL PRADO ROAD

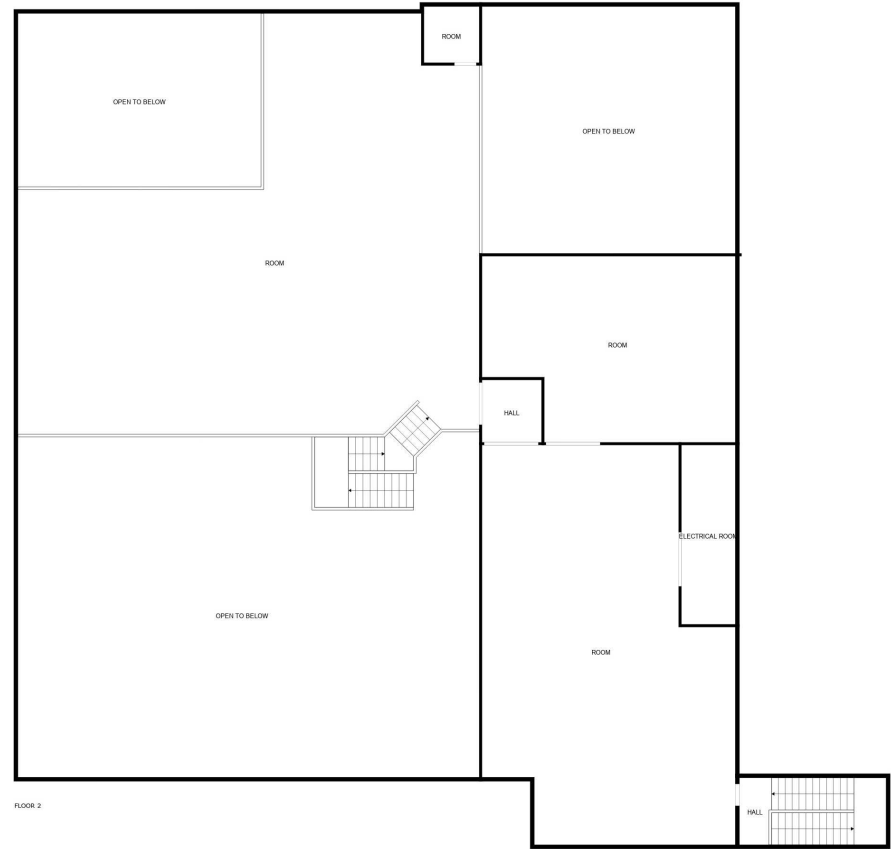


FLOOR PLAN - 11,000 SF

15650 EL PRADO ROAD



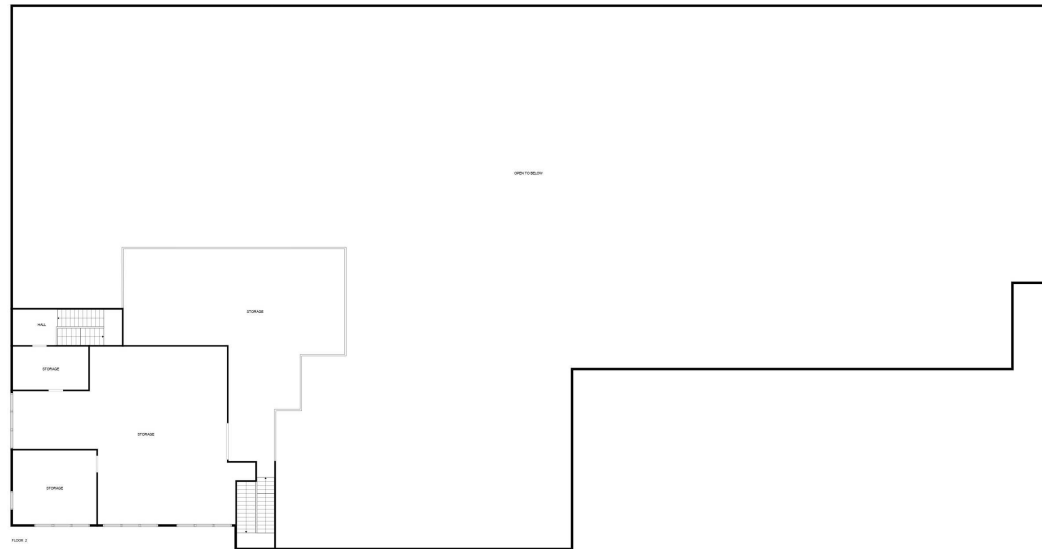
First Floor



Second Floor

FLOOR PLAN - 23,000 SF

15650 EL PRADO ROAD



First Floor



Second Floor

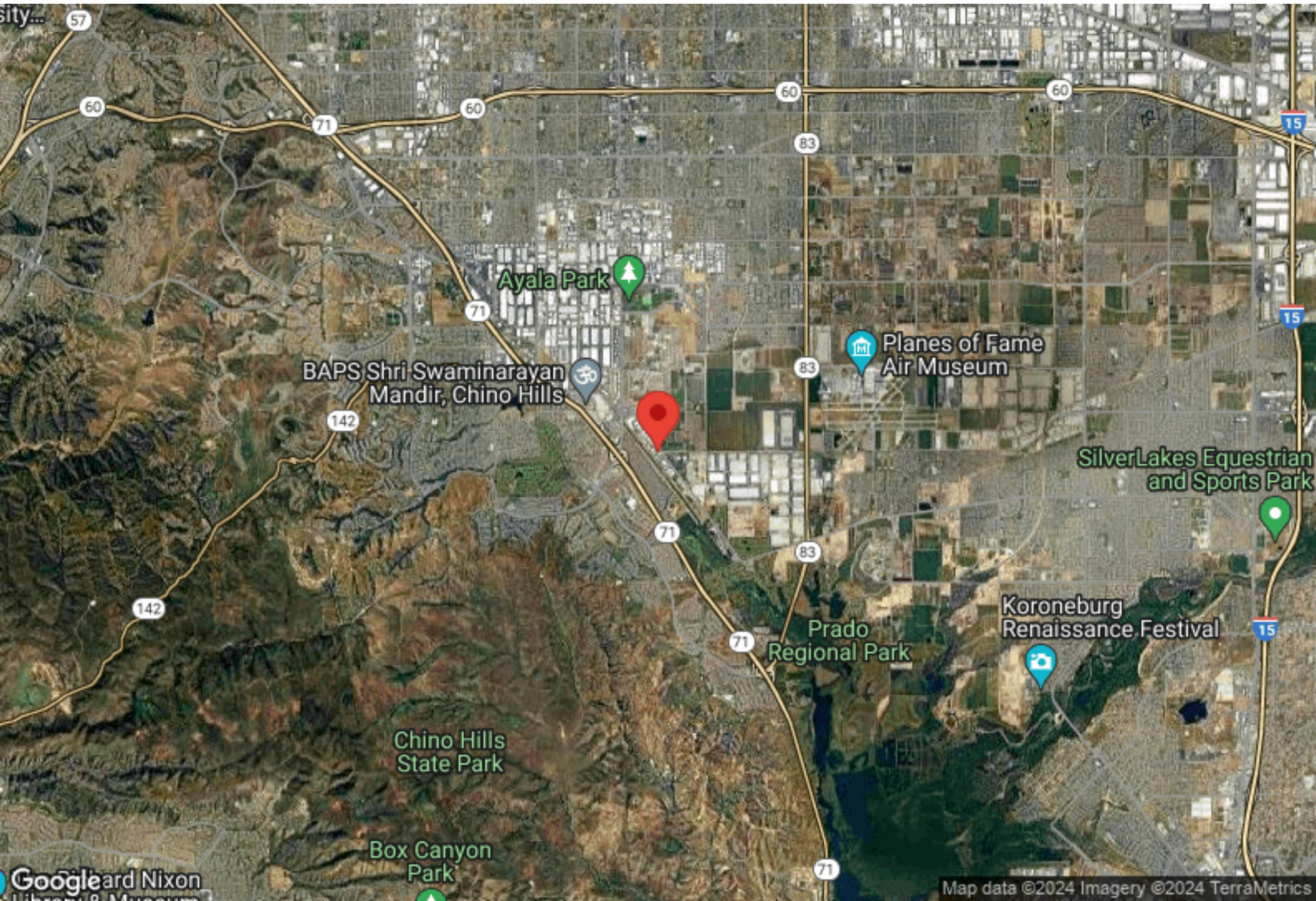
LOCATION MAPS

15650 EL PRADO ROAD



BUSINESS MAP

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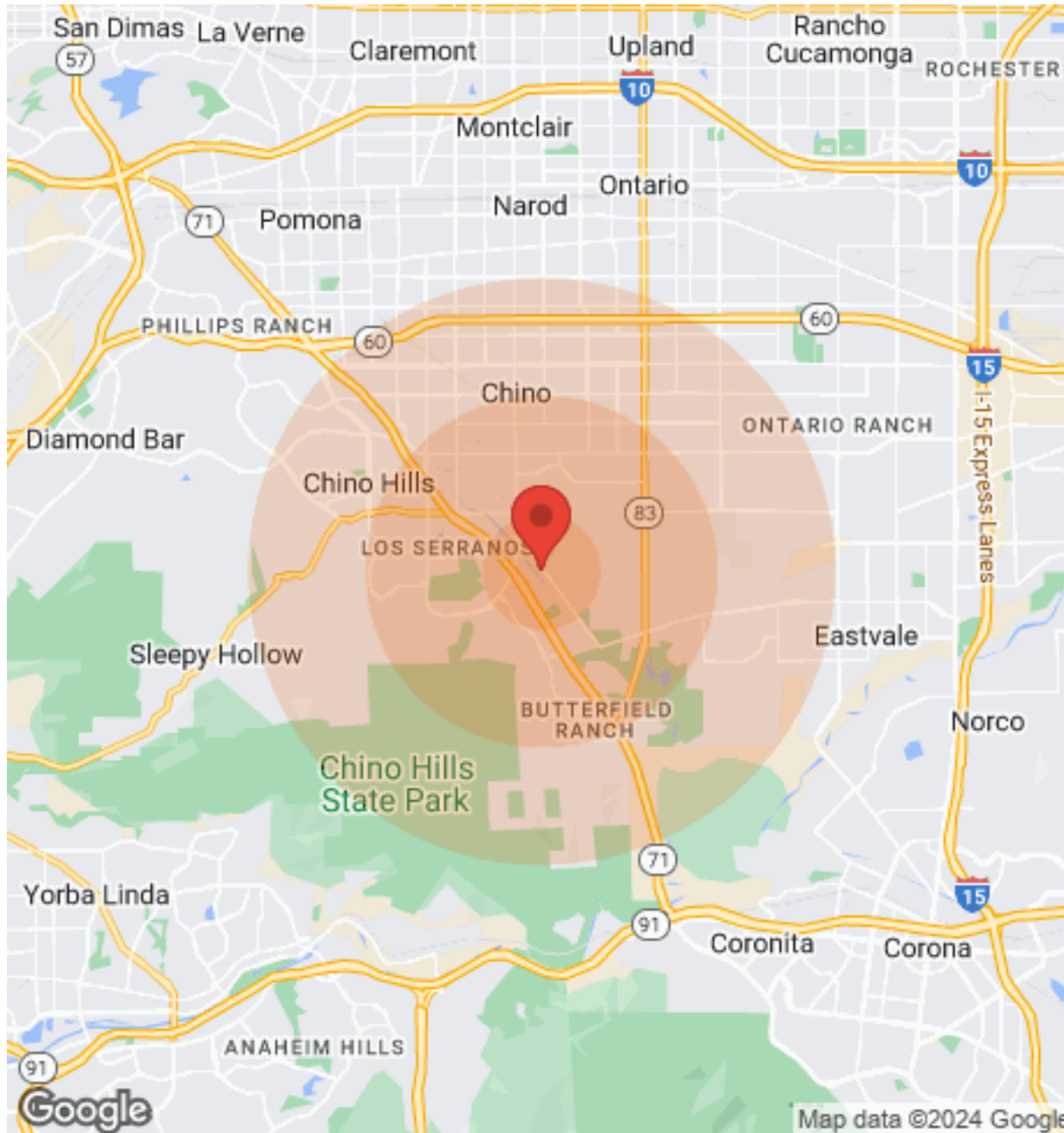
AERIAL MAP

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DEMOGRAPHICS

15650 EL PRADO ROAD



Population	1 Mile	3 Miles	5 Miles
Male	N/A	25,694	94,287
Female	N/A	21,264	92,383
Total Population	N/A	46,958	186,670

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	9,402	40,874
Ages 15-24	N/A	6,440	27,497
Ages 25-54	N/A	21,666	80,445
Ages 55-64	N/A	5,520	20,861
Ages 65+	N/A	3,930	16,993

Race	1 Mile	3 Miles	5 Miles
White	N/A	27,468	98,160
Black	N/A	2,394	7,753
Am In/AK Nat	N/A	101	441
Hawaiian	N/A	2	60
Hispanic	N/A	20,952	93,044
Multi-Racial	N/A	17,726	91,530

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$94,261	\$89,061
< \$15,000	N/A	548	2,546
\$15,000-\$24,999	N/A	646	2,661
\$25,000-\$34,999	N/A	411	3,087
\$35,000-\$49,999	N/A	1,212	5,466
\$50,000-\$74,999	N/A	1,853	9,047
\$75,000-\$99,999	N/A	2,089	8,478
\$100,000-\$149,999	N/A	3,426	13,252
\$150,000-\$199,999	N/A	1,494	5,253
> \$200,000	N/A	703	2,999

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	13,046	55,775
Occupied	N/A	12,614	53,448
Owner Occupied	N/A	10,301	39,430
Renter Occupied	N/A	2,313	14,018
Vacant	N/A	432	2,327



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