

FOR LEASE

350,685 SF on 16.31 Acres



Building 7: 4340 Eucalyptus Avenue, Chino, CA

FEATURES

Main Office:	±14,337 SF
Whse Breakroom:	±1,602 SF
Whse Lighting:	LED w/ Motion Sensors
H3 Commodity Storage Room:	11,200 SF (w/ Outside Containment)
Parking:	To Code
Clearance:	26' at First Column
Sprinklers:	.60 GPM/3,000 SF
Power:	1,600 Amp, 277/480 Volts, 3 Phase
Loading:	44 DH Loading Positions w/ Full Width Vision Panels
	-21 w/ 6' x 8', 35,000 lb. Capacity Mechanical Pit-Levelers
	-21 w/ Edge-of-Dock Levelers
	2 GL Ramps
Union Pacific Rail:	10 - 10' x 13' Roll-up Doors (Service Subject to UPRR Approval)
Truck Court:	Fully Secured Yard

Part of a 5 Million SF Master Planned Business Park

Adjacent to Chino Valley (71) Fwy With Access to O.C. via Riverside (91) Fwy & L.A./Ontario via Pomona (60) Fwy



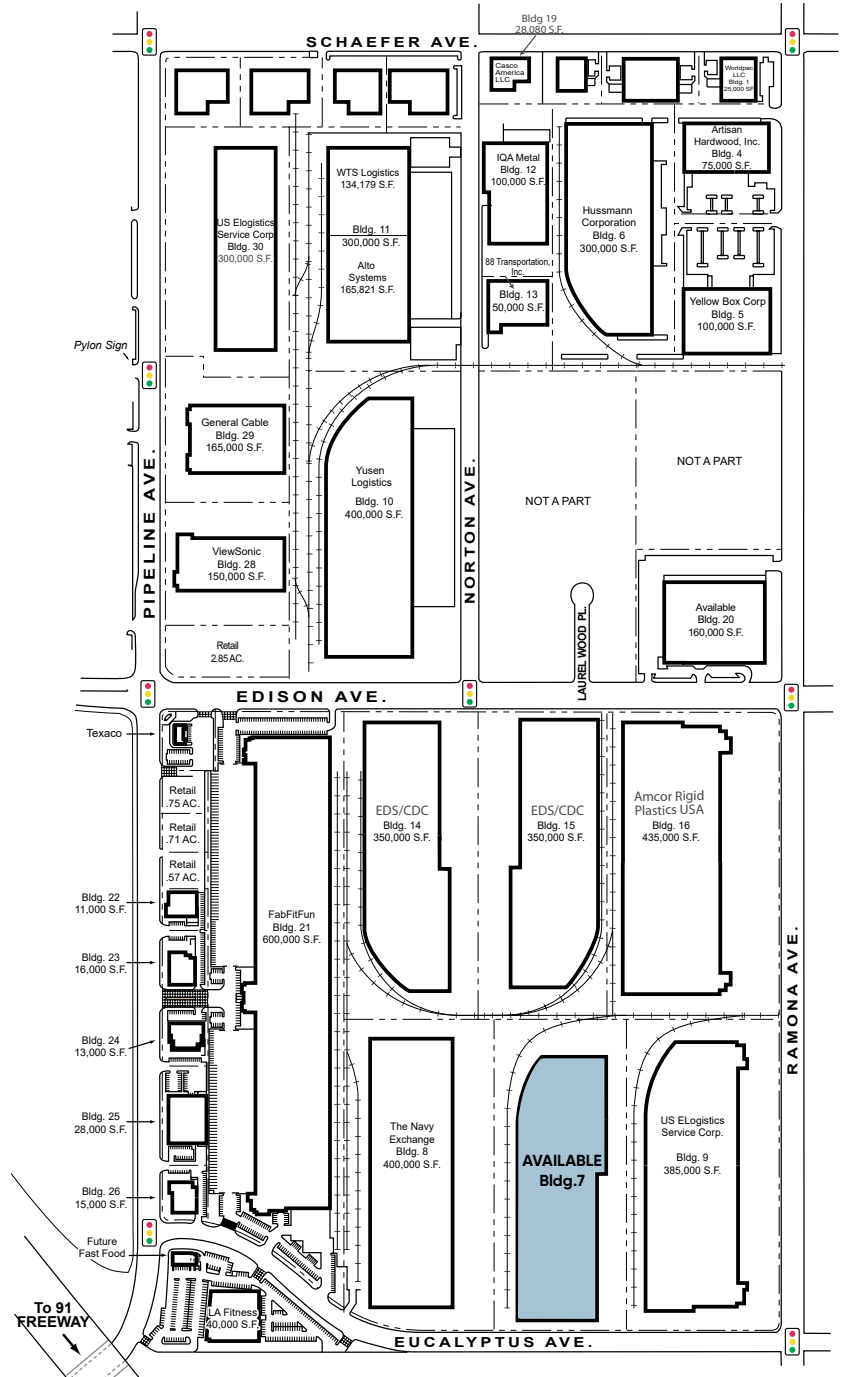
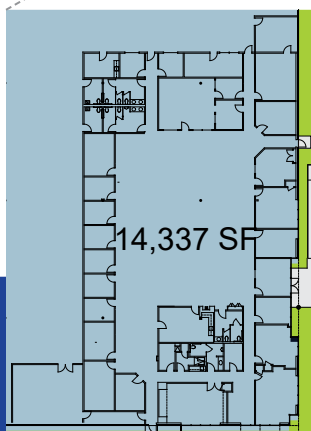
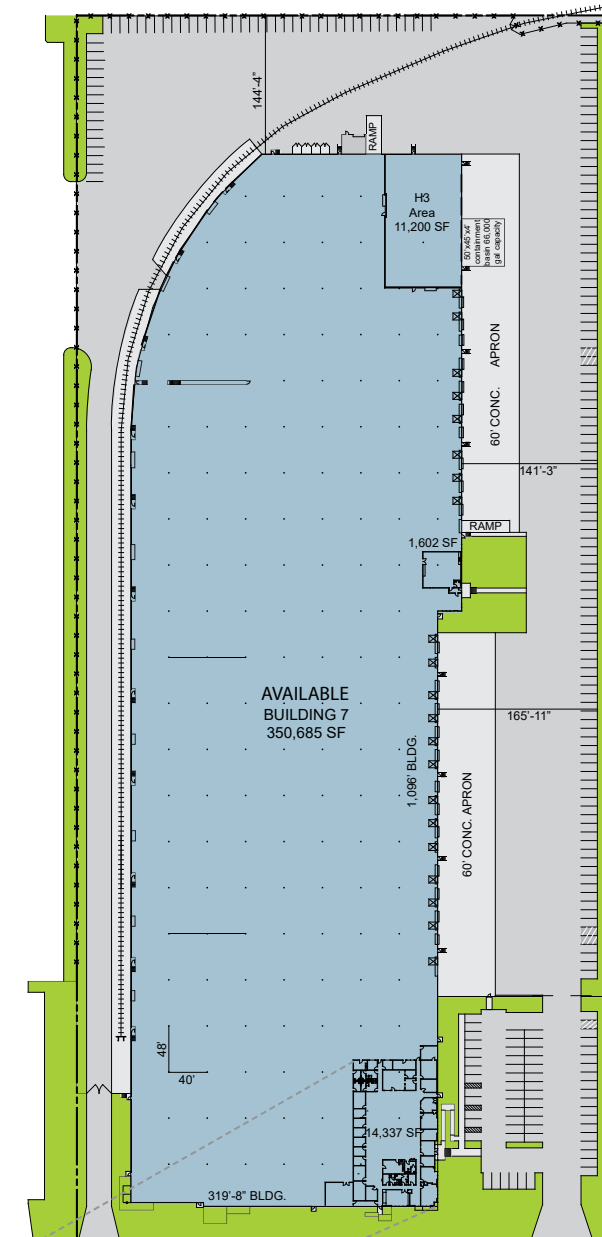
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Building 7 / Site Plan

350,685 Square Feet



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