

SCHAEFER LOGISTICS CENTER

13610 YORBA AVE, CHINO, CA 91710

FOR SALE OR LEASE
296,912 SF ON 13.5 AC.

CLASS-A BUILD-TO-SUIT OPPORTUNITY /
FULLY ENTITLED LAND SITE



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LOVETT
INDUSTRIAL

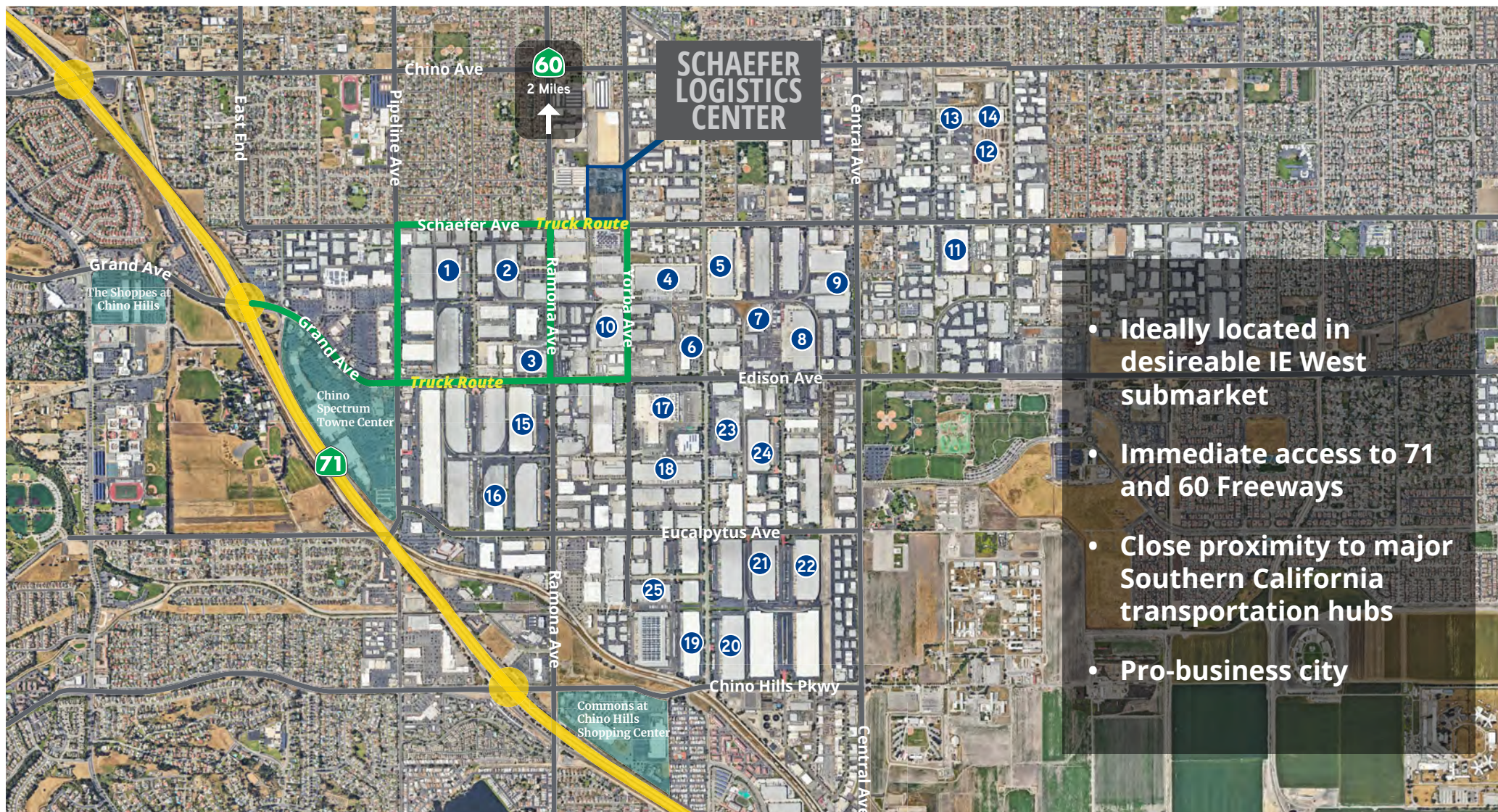
BUILDING FEATURES

- ± 296,912 Square Feet on ±13.5 Acres
- ±6,487 SF Office (Two Story)
- 36' Minimum Clearance (6" inside 1st column)
- 195' -7" Secured Concrete Truck Court
- (46) Dock High Loading Doors (9' x 10')
- (23) 35,000 lb. Mechanical Dock Levelers
- (2) Grade Level Doors (12' x 14')
- (56) Excess Trailer Stalls (12' x 55')
- (133) Auto Parking Spaces (6 EVCS and 20 EV Capable)
- 56' x 60' Column Spacing
- ESFR Sprinkler System (K-25)
- 2.5% Skylights
- 2,000 AMP Panel, Expandable to 4,000 AMP (4,000 AMP UGPS)
- 7" Thick Warehouse Slab
- MM-80 Joint Filler Throughout Warehouse
- Concrete Paving Throughout Entire Project
- Immediate Access to 71 & 60 Freeways

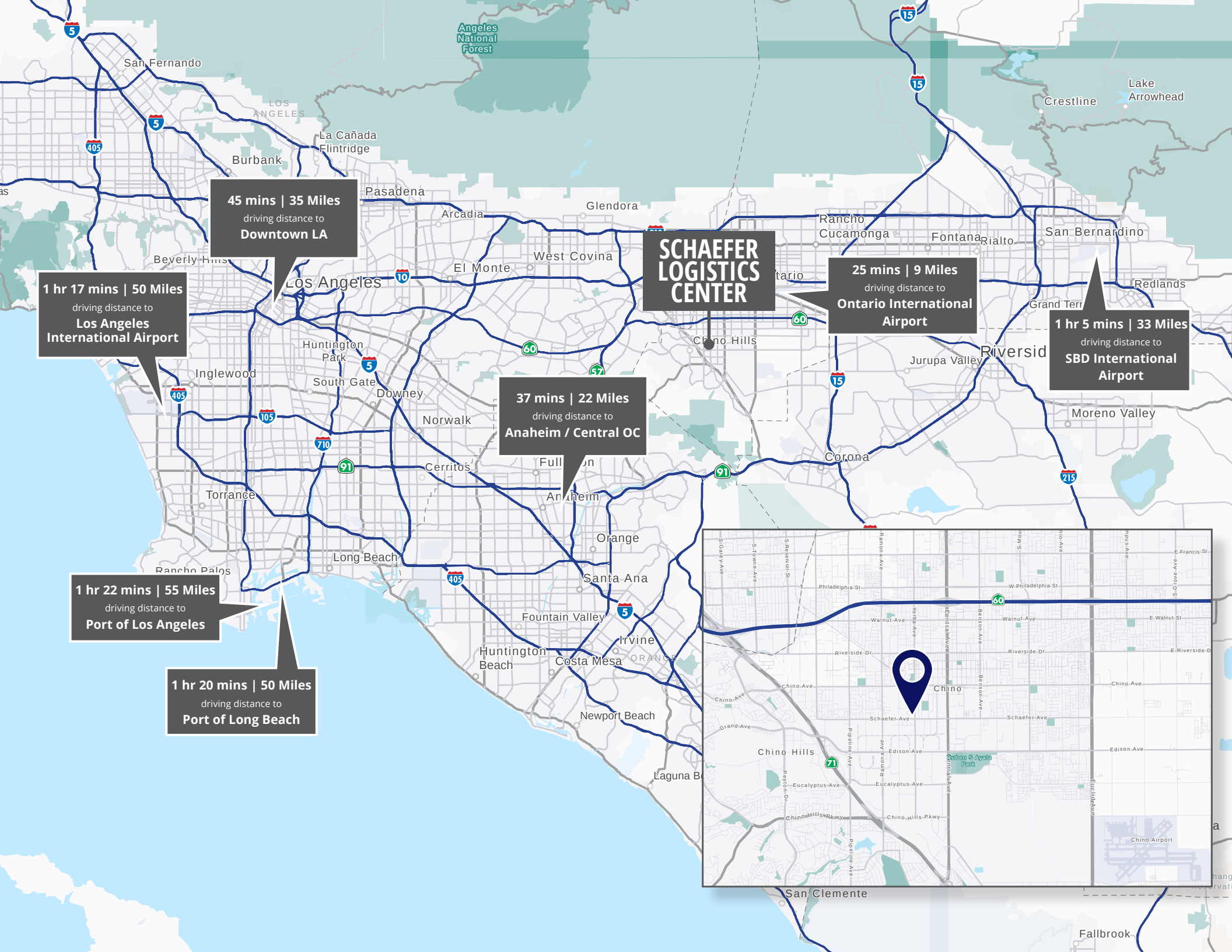


LOCATION OVERVIEW

1 ALTO SYSTEMS	6 BERRY GLOBAL	11 QUETICO LOGISTICS	16 BRENNTAG SPECIALTIES	21 PERFORMANCE TEAM
2 HUSSMAN CORP.	7 UNITED RENTALS	12 RADOS	17 HONDA	22 NFI INDUSTRIES
3 PODS	8 CLOSET MAID	13 ENERGETIC LIGHTING	18 COCA-COLA	23 REPET
4 ROADTEX	9 BIAGI BROS	14 TST INC.	19 UNIVERSAL CONTAINER	24 WHIPLASH
5 TACTICAL LOGISTICS	10 ARANDA TOOLING	15 AMCOR	20 SCHNEIDER ELECTRIC	25 XGS



- Ideally located in desirable IE West submarket
- Immediate access to 71 and 60 Freeways
- Close proximity to major Southern California transportation hubs
- Pro-business city



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13610 YORBA AVE, CHINO, CA 91710

Project Site
±13.5 Acres

Yorba Ave

Schaefer Ave

Carter Ct



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