



# THE RANCH

By TRANSWESTERN

**324,688 SF FOR LEASE**

14935 Limonite Ave & 9261 Remington Ave, Chino & Eastvale



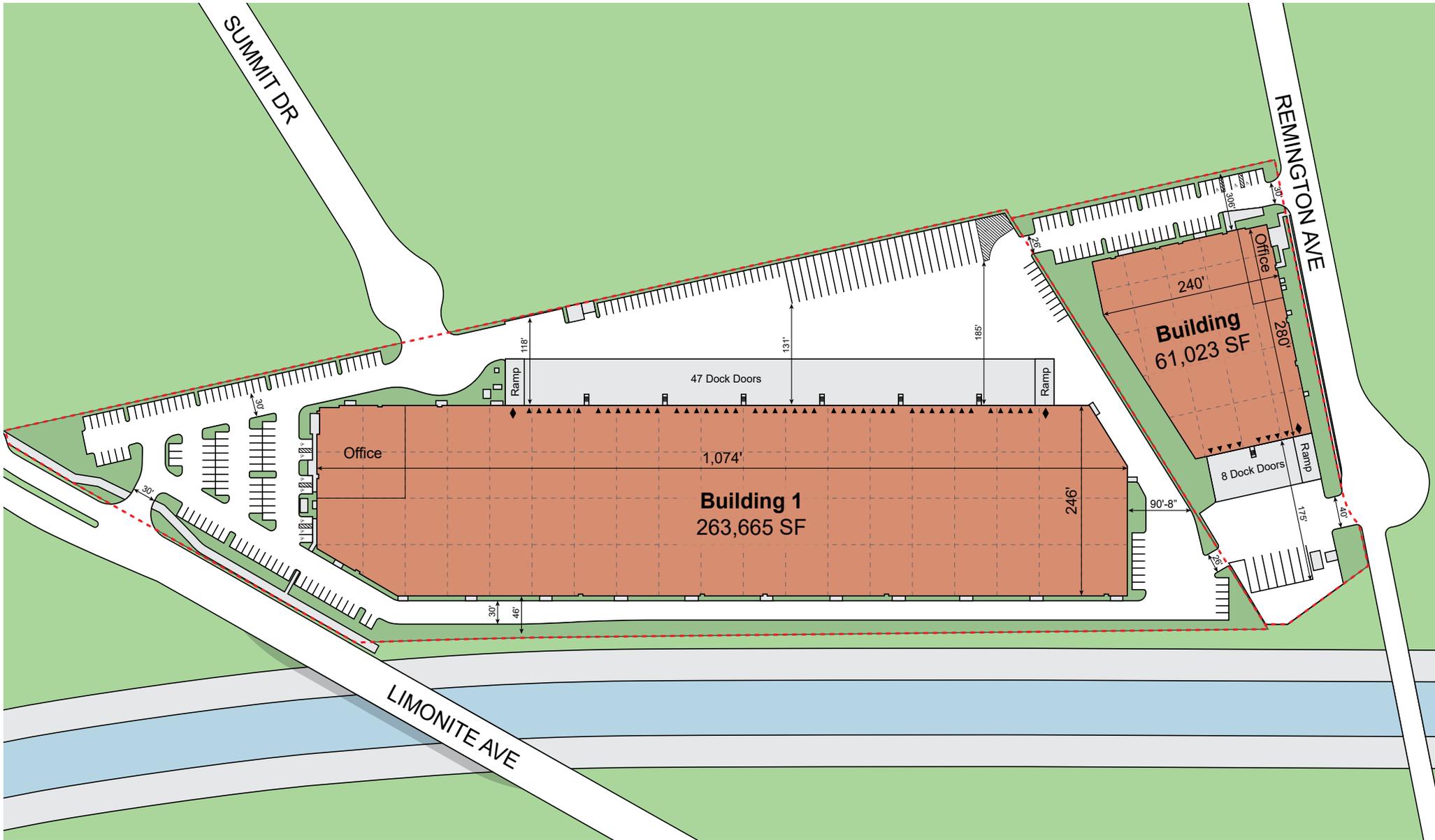


## The Ranch by Transwestern is located in the sought after Inland Empire West

These industrial warehouse buildings were built in 2022 with state-of-the-art features, ample parking and 100% concrete secured truck courts.

### FEATURES:

- » 324,688 SF in two industrial buildings
- » 36' and 32' clear height warehouses
- » ESR, K-17 heads (Bldg 3) & K-25 heads (Bldg 1)
- » 4,000 amp (Bldg 1) 1,200 amp (Bldg 3) service 277/480v
- » 16,316 SF two story office space
- » 55 dock high (9' X 10') doors
- » 3 ground level (10' X 12') door
- » 32 trailer parking stalls
- » 232 auto parking stalls
- » Secured concrete truck courts
- » Yards can be connected and fully secured
- » 6" (Bldg 3) & 7" (Bldg 1) thick building slab super flat floor slab: FF 58/ FL 49
- » 56' X 60' (Bldg 1) and 40'-60' X 52' (Bldg 3) typical column spacing (60' in speed bays)
- » Immediate access to the I-15 freeway (3.5 mi) via the Limonite Ave on/off ramp, the SR-71 freeway (4.5 mi) via Euclid Ave and the SR-60 freeway (4.5 mi) via the Archibald Ave on/off ramp





- 1 HOME DEPOT
- 2 BEST BUY
- 3 CALERES
- 4 AMAZON
- 5 ULINE

- 6 KIMBERLY CLARK
- 7 RESTORATION HARDWARE
- 8 NIKE
- 9 WEBER
- 10 PARKER HOUSE

- 11 VF
- 12 LANDAIR
- 13 TOPSON DOWNS
- 14 SELDAT
- 15 SYNEX

- 16 CRANE
- 17 WINSIGHT
- 18 OLUKAI
- 19 TURNKEY
- 20 DELTA

IMMEDIATE ACCESS



CHINO

ONTARIO

**THE RANCH**  
By TRANSWESTERN

CHINO AIRPORT

Euclid Ave

Eucalyptus Ave

Merrill Ave

Remington Ave

Helman Ave

Summit Dr

Taylor Wy

Limonite Ave

EASTVALE

4.2 MI SR-71

3.5 MI I-15

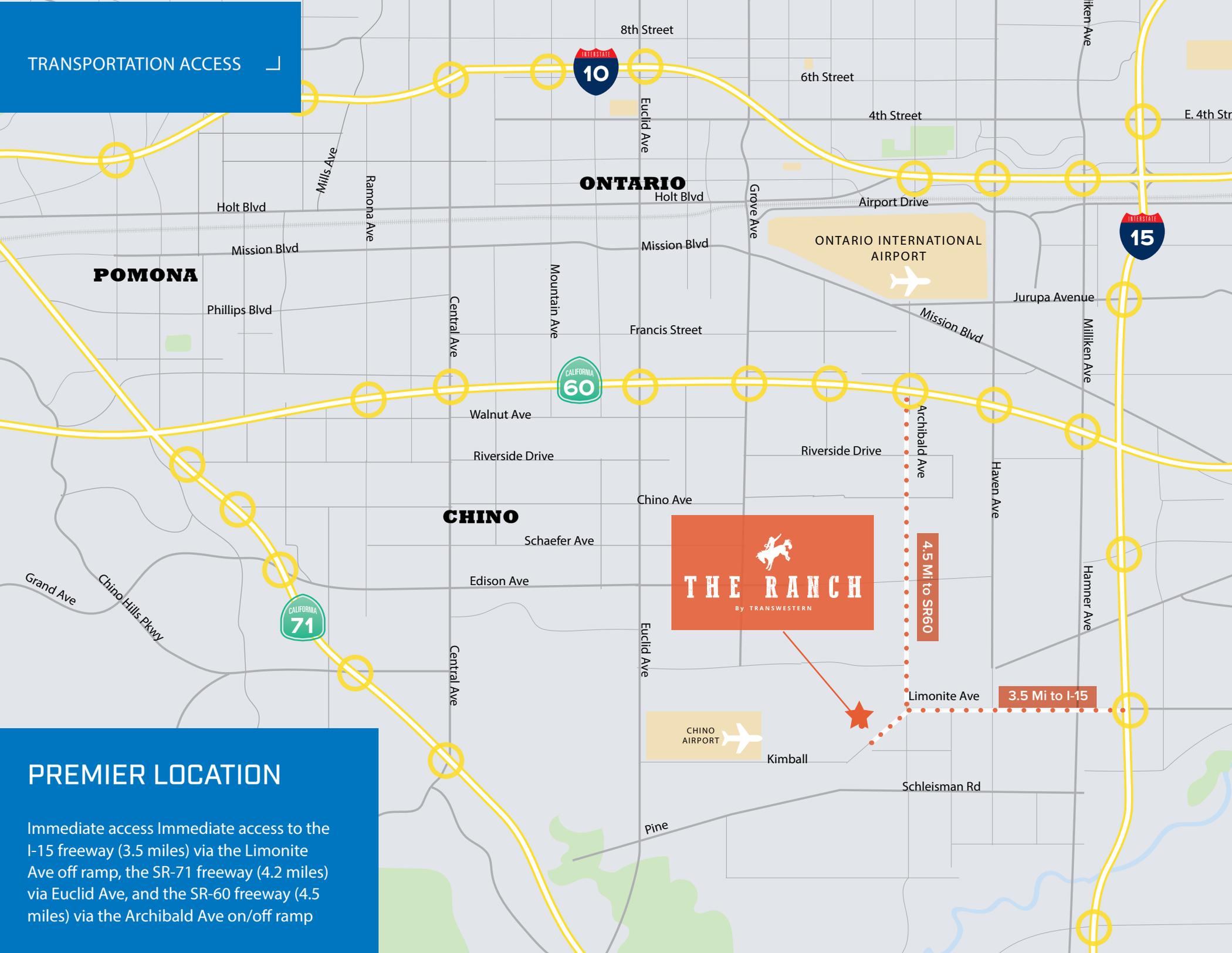


# Direct Access to Key Demand Drivers & Infrastructure

FREEWAYS	MILES	AIRPORTS	MILES	INTERMODAL/ PORTS	MILES
15 Freeway	3.5	ONT	9	Mira Loma Intermodal	6
60 Freeway	4.5	SBD	29	Ports - LA/LB	50
10 Freeway	7.0	LAX	58		



## TRANSPORTATION ACCESS

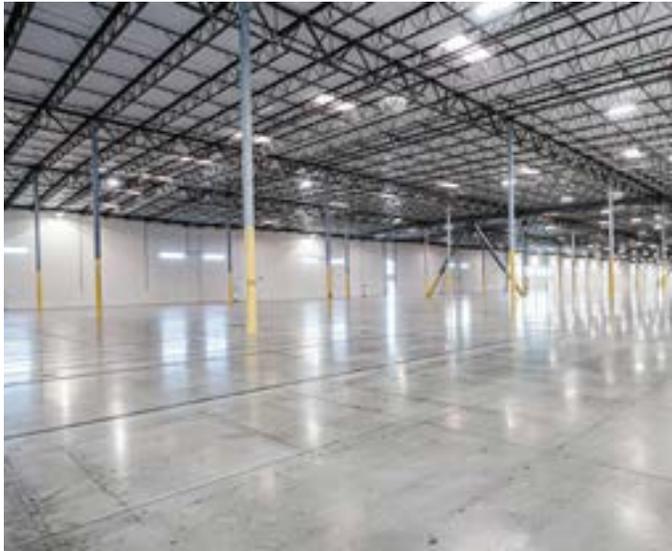


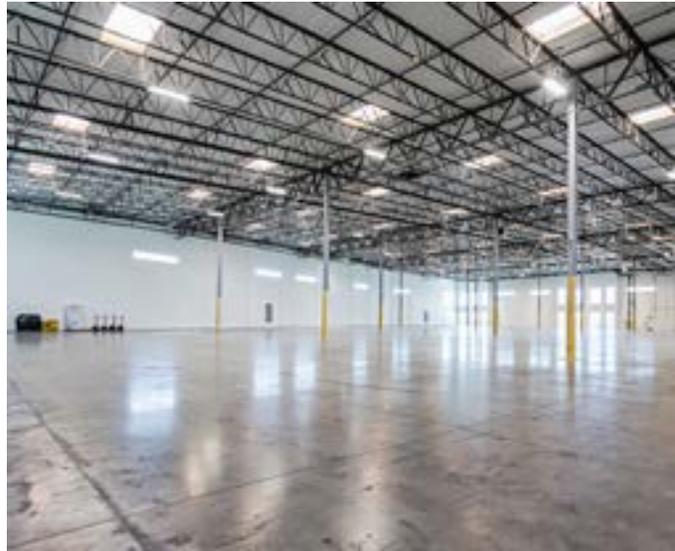
## PREMIER LOCATION

Immediate access to the I-15 freeway (3.5 miles) via the Limonite Ave off ramp, the SR-71 freeway (4.2 miles) via Euclid Ave, and the SR-60 freeway (4.5 miles) via the Archibald Ave on/off ramp









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FOR LEASE

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9261 REMINGTON AVENUE  
EASTVALE & CHINO, CA

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**CBRE**

