

FOR LEASE
165,821 SF (P.O.L.)



Building 11: 13874 Norton Avenue, Chino, CA

FEATURES

Office:	8,000 SF
Lighting:	LED w/ Motion Sensors (To Be Installed)
Trailer Parking:	30 Stalls
Clearance:	30' at First Column
Sprinklers:	ESFR (K-25 Heads)
Power:	1 - 800 Amp, 277/480 Volts, 3 Phase
Loading:	25 - Dock High Doors w/ Edge-of-Dock Levelers & Trailer Restraints
	1- Ground Level Ramp
Yard:	Fully Secured
Union Pacific Rail:	3 Spots (Subject to UPRR Approval)

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



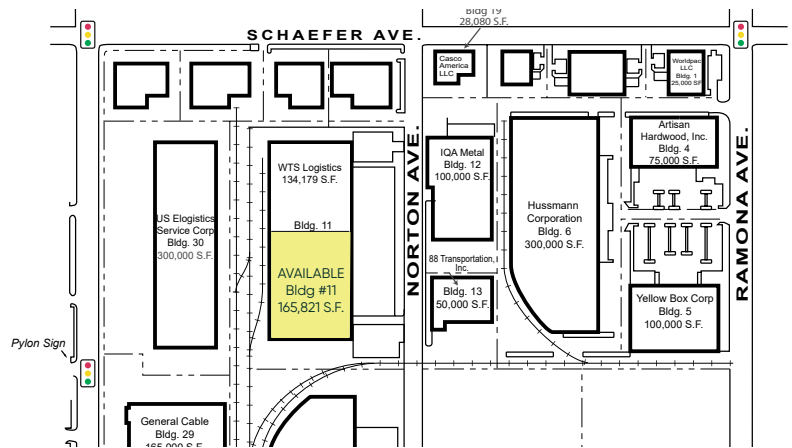
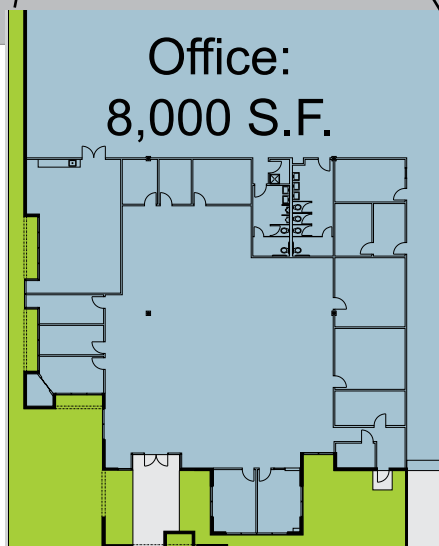
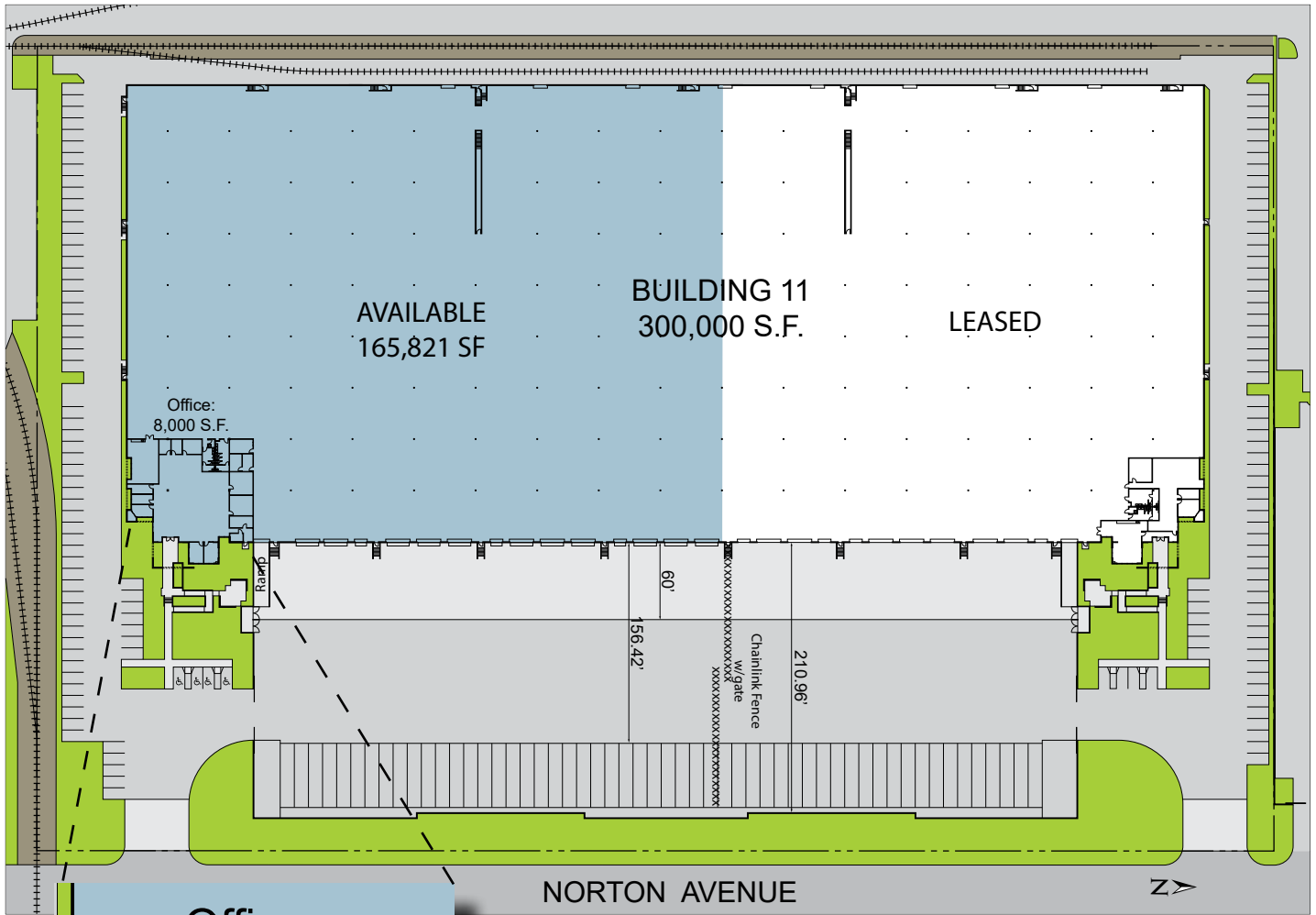
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Building 11 / Site Plan

165,821 SF (P.O.L.)



Industrial Park
Master Site Plan



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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.