

OFFERING MEMORANDUM

3612 PHILADELPHIA STREET, CHINO, CA



Newly Annexed into City of Chino

CHASE MACLEOD

(949) 381-8900
chase@macleodco.com
LIC. #01899515

ETHAN FLOR

(424) 235-9211
ethan@macleodco.com
LIC. #02070137



MACLEOD & CO.

DISCLAIMER

This Offering Memorandum was prepared by MacLeod & Co. for use by a limited number of recipients. All information contained herein was obtained from sources we deem reliable; however, neither MacLeod & Co. nor Owner are making representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein.

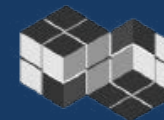
This Offering Memorandum does not constitute a representation that no change in the business or affairs of the property or the Owner has occurred since the date of the preparation of the Offering Memorandum. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the Recipient. MacLeod & Co. and Owner expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum.

Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

MacLeod & Co. and Owner each expressly reserve the right, at their sole discretion, to reject any and/or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered, and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

The Recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum which is a matter of public record or is provided from sources available to the public, (b) the Recipient, the Recipient's employees, agents, and consultants (collectively, the "Need-to-Know Parties" will hold and treat it in the strictest of confidence, and the Recipient and the Need-to-Know Parties will not, directly or indirectly, disclose or permit to be used, this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or MacLeod & Co. or for any purpose other than use in considering whether to purchase the property. The Recipient and the Need-to-Know Parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if, in the future, the Recipient or Owner discontinues such negotiations, the Recipient will return this Offering Memorandum to MacLeod & Co.

** PLEASE CALL LISTING BROKERS FOR PRICING INFORMATION **



MACLEOD & CO.



CHASE MACLEOD

(949) 381-8900
chase@macleodco.com
LIC. #01899515



ETHAN FLOR

(424) 235-9211
ethan@macleodco.com
LIC. #02070137

TABLE OF CONTENTS

Section 1

EXECUTIVE SUMMARY

The Offering
Property Overview

Section 2

PROPERTY IMPROVEMENTS

Property Improvements
Zoning & Annexation Summary
Site Plan



MACLEOD & CO.



THE OFFERING

MacLeod & Co. is proud to present, as the exclusive agent, the opportunity to acquire a ±3.98 acre industrial outdoor storage (IOS) yard at 3612 Philadelphia Street (the "Property") in Chino, California. The Property offers immediate access to High-way 60 and is minutes from Highways 83, 71, and 57 - offering multiple routes to get to Interstate 10 Freeway and Interstate 15 Freeway.



PROPERTY OVERVIEW

PROPERTY ADDRESS	3612 Philadelphia Street, Chino, CA
PARCEL NUMBER	1013-52-05 / 1013-521-15 / 1013-521-16
EXISTING STRUCTURES / BUILDING SF	±1,500 SF Residence Converted to Office (ADA Upgrades Complete); One Residence Remains in Residential Condition
LAND SF	±173,368 SF (±3.98 AC)
PROPERTY TYPE	Industrial Outdoor Storage / Truck Yard
ZONING	All Three Parcels are Zoned Light Industrial (M1), per City of Chino
YARD CONDITION	Fully Paved
POWER	800 Amps
FENCING	Chain Link Fencing; Security Wrought Iron Fencing; Electric Gate
SEWER / SEPTIC	Property is on Septic
DRAINAGE	Storm Tank Water Storage & Module
LIGHTING	Yard is Fully Lit
USES PERMITTED BY RIGHT	M1 Zoning: Truck Operation (Legal Non-Conforming) Vehicle Repair & Maintenance Recycling Facilities (Large Collection) Warehousing, Wholesaling & Distribution Manufacturing & Processing (General)

PROPERTY IMPROVEMENTS

DATE OF IMPROVEMENT	IMPROVEMENT / REPORT / STUDY COMPLETED
10/14/2020	Geotechnical Report Feasibility Study Report of Geotechnical Investigation Soils Infiltration Testing
03/03/2021	WQMP - BMP Design Storm Tank Water Storage & Module
11/01/2020	Final Water Quality Management Plan
10/14/2020	Final Hydrology Study
10/20/2021	Precise Grading Plan
03/28/2020	Apex Phase One ESA
04/29/2020	ALTA Survey
06/30/2020	Paving & Concrete ≈165,000 SF
06/30/2020	Block Retainer Wall & Chain Link Fencing Yard
05/05/2021	Security Wrought Iron Fencing Electric Gate - Front Office
06/20/2021	Security Yard Lighting Camera Systems
06/20/2021	Alarm & Security Camera - Office
02/17/2021	Office Wired Computer, Phone System, & Alarm System



UPGRADE TO THE PROPERTY WITHIN THE LAST ≈3 YEARS:

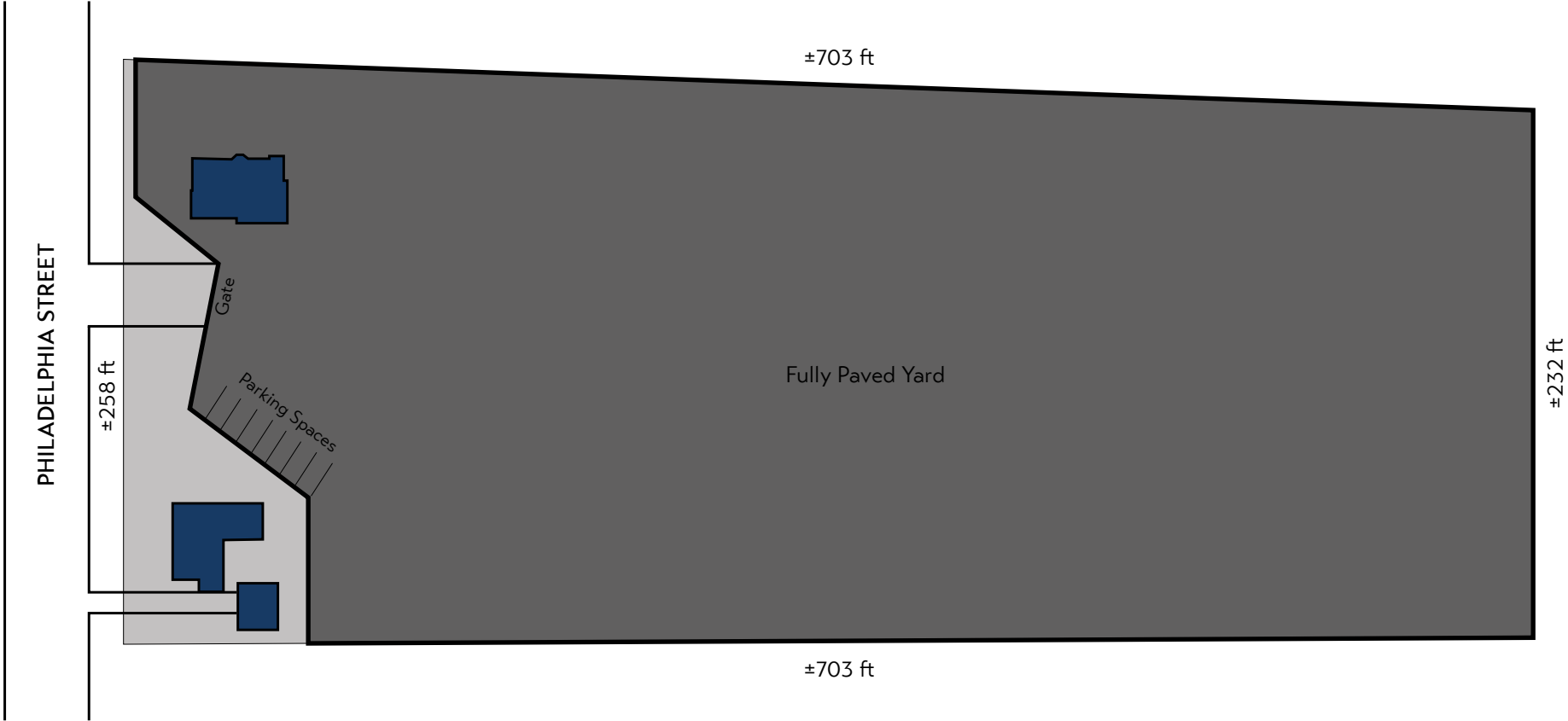
- Upgrade Power to 800 Amps
- Asphalt / Concrete Throughout Property
- Camera Systems Throughout Property
- Air Lines Throughout Property
- Water Lines Throughout Property
- Electric Permits
- Electric Grounding
- Installed Electrical Conduits
- New Fencing
- Upgraded Office Building
 - ADA Compliant
- Installed Underground Water Retention
 - Connection through Army Corp Engineer that Penetrates Canal Wall

ZONING & ANNEXATION SUMMARY

ZONING	Subject Property falls within the City of Chino jurisdiction All Three Parcels are Zoned Light Industrial (M1)
LEGAL NON-CONFORMING TRUCKING OPERATION	Truck parking is considered a legal non-conforming use Letter from City of Chino: City Letter
PERMITTED USES	City of Chino: Link to Permitted Uses
PROPOSED INDUSTRIAL PARK NEXT DOOR	NWC East End & Philadelphia - Proposed Industrial Park
CITY OF CHINO PLANNING DEPARTMENT	Planning@cityofchino.org (909) 334-3253

SITE PLAN

AN INDUSTRIAL OUTDOOR STORAGE YARD APPROXIMATELY
±3.982 AC OR ±173,435 SF OF LAND



NOT TO SCALE

[Link to Alta Survey](#)

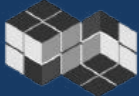
PROPERTY PHOTOS





OFFERING MEMORANDUM

3612 PHILADELPHIA ST,
CHINO, CA



MACLEOD&CO.

MacLeod & Co. is an industrial real estate brokerage company that specializes in the sale and leasing of warehouse distribution and logistics facilities, industrial outdoor storage yards, and land sites for new development.

Headquartered in Orange County, California, the company provides expert brokerage services including capital markets and investment sales, agency leasing, tenant representation, and land sales for development.

In two short years, MacLeod & Co. has successfully negotiated and closed over \$610 million in industrial transactions for institutional investors, private equity groups, high net worth investors, corporate tenants, and end users from California to Texas.



CHASE MACLEOD
(949) 381-8900
chase@macleodco.com
LIC. #01899515



ETHAN FLOR
(424) 235-9211
ethan@macleodco.com
LIC. #02070137