

# ±13,493 SF

## Industrial Space For Lease

Excellent Warehouse / Distribution / Light Manufacturing Facility

## Schaefer-Magnolia Business Park



13896 Magnolia Avenue, Bldg 8  
Chino, CA 91710

### LOCATION

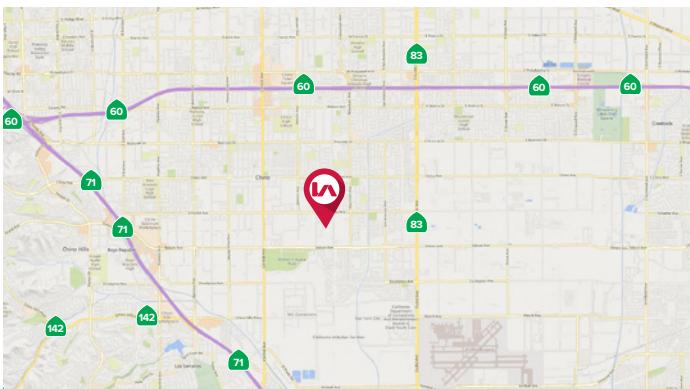
- West Inland Empire / Access to the 71 and 60 freeways

### RATE

- \$1.35 PSF IG + \$0.16 CAM

### BUILDING SPECIFICATIONS

- Recently Renovated
- ±13,493 SF
- ±1,880 SF of 2-Story Office
- 2 Ground Level
- 21' Clear Height
- 2 Ground Level Loading Doors (12' X 14')
- Fire Sprinkler System .45/3,000
- Secure Gated Private Yard
- Power 400 Amps, 277/480 Volts, 3p4w
- 22 Parking Spaces
- Built 1992 – Concrete Tilt-Up (ctu)



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### Property Images



**Tai Ngo, CCIM**

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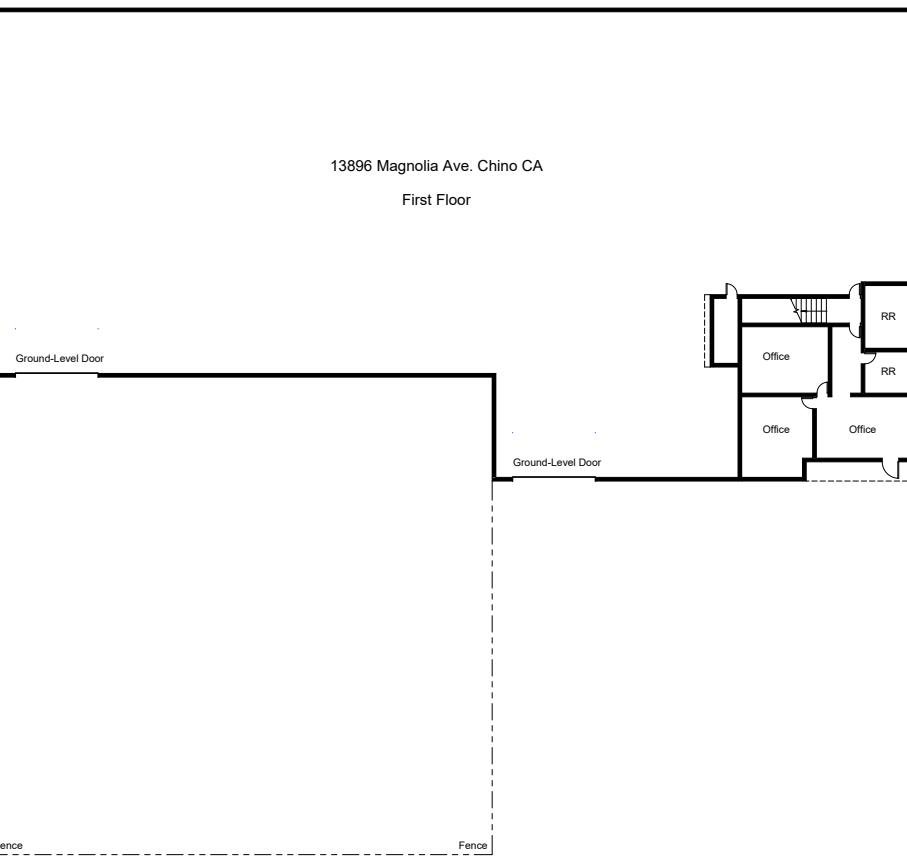


### Site Map

Property Floor Plan

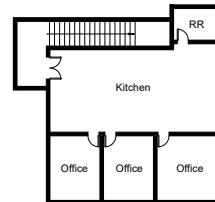
13896 Magnolia Ave. Chino CA

First Floor



Second Floor

Offices



CLADIA: 7/10/2021 1:12:00 AM  
Latitude: N 34° 0' 0" Longitude: W 117° 45' 0" Property: 13896 Magnolia Ave Chino CA



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