

FOR LEASE
350,685 SF on 16.31 Acres

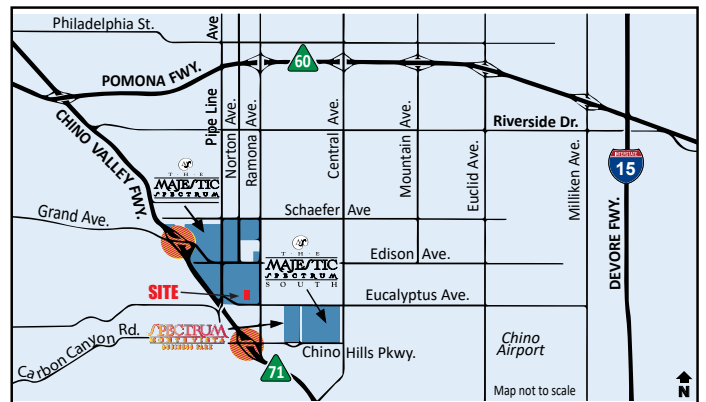


Building 7: 4340 Eucalyptus Avenue, Chino, CA

FEATURES

- Main Office:** ±14,337 SF
- Whse Breakroom:** ±1,602 SF
- Lighting:** LED w/ Motion Sensors
- H3 Commodity Storage Room:** 11,200 SF (w/ Outside Containment)
- Parking:** To Code
- Clearance:** 26' at First Column
- Sprinklers:** .60 GPM/3,000 SF
- Power:** 1,600 Amp, 277/480 Volts, 3 Phase
- Loading:** 44 DH Loading Positions w/ Full Width Vision Panels
 - 21 w/ 6' x 8', 35,000 lb. Capacity Mechanical Pit-Levelers
 - 21 w/ Edge-of-Dock Levelers
 - 2 GL Ramps
- Union Pacific Rail:** 10 - 10' x 13' Roll-up Doors

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



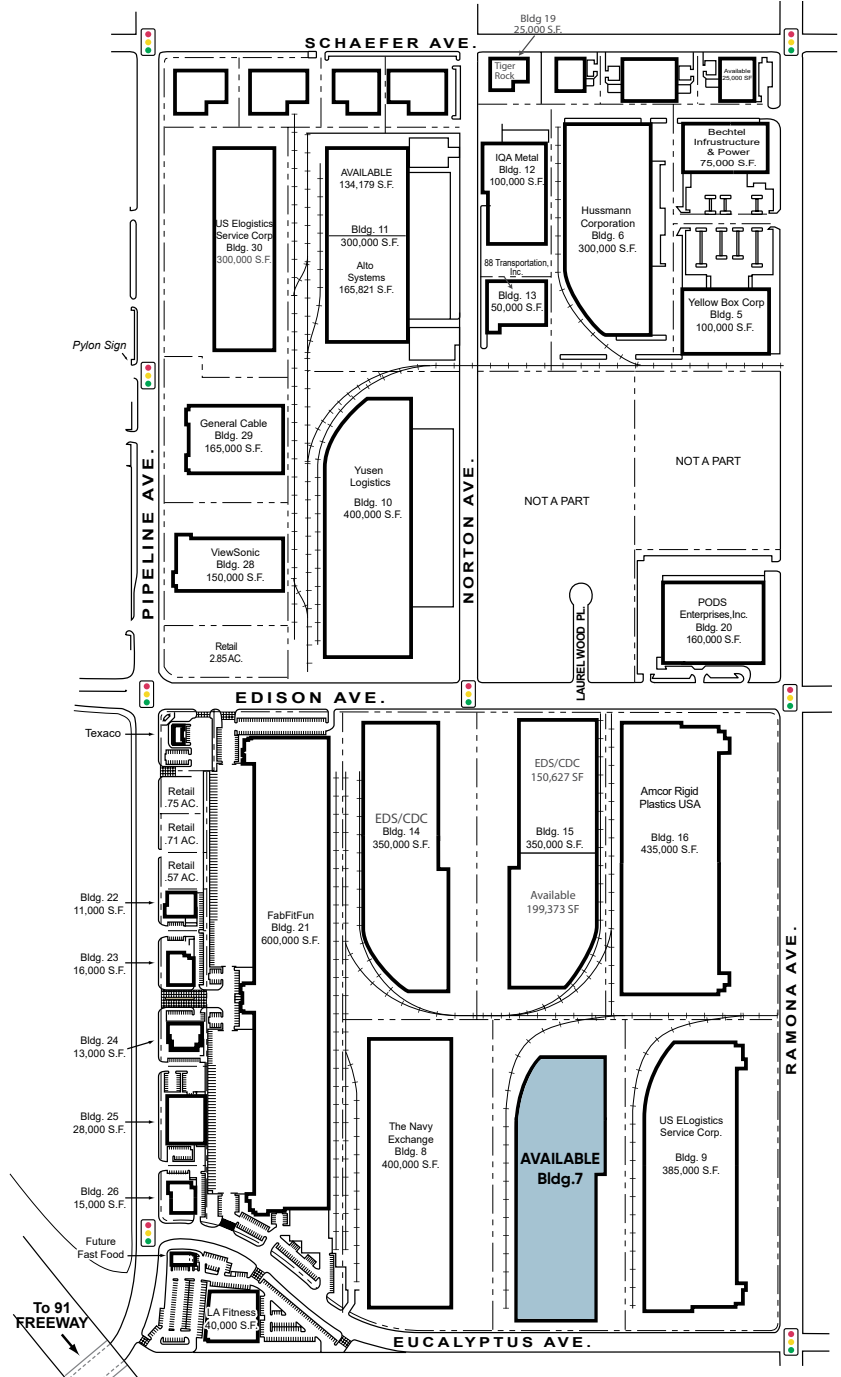
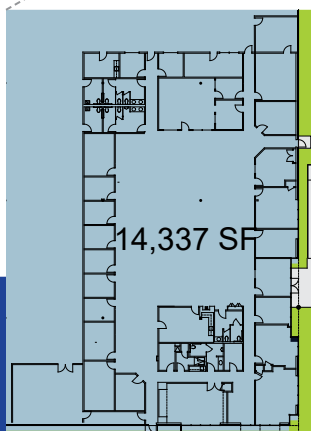
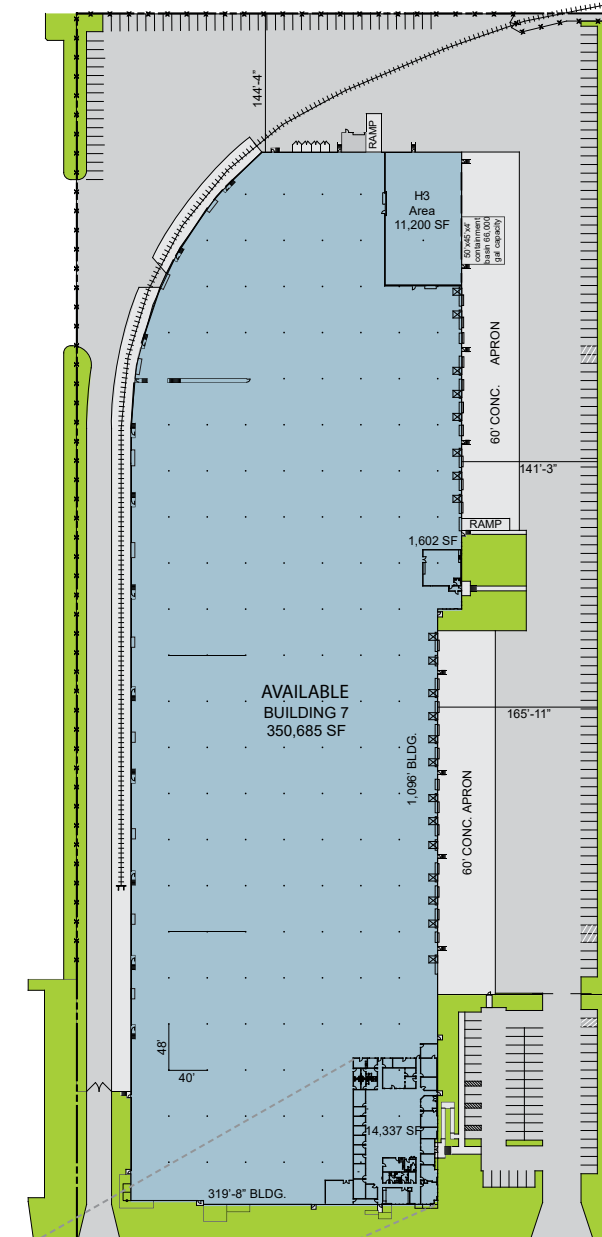
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Building 7 / Site Plan

350,685 Square Feet



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