



T · H · E  
**MAJESTIC**  
 S P E C T R U M

**BUILDING #15**

**199,373 SF (P.O.L. 350,000 SF)**



**FEATURES:**

- Office:** Approx. 1,050 SF
- Clearance:** 30' at First Column
- Sprinklers:** ESFR w/ K-17 Heads
- Power:** 1,200 Amp, 277/480 Volts, 3 Phase
- Loading:** 36 DH Positions  
 17 w/ Pit Levelers, Trailer Restraints & Dock Seals  
 1 GL Ramp
- Lighting:** LED w/ Motion Sensors
- Truck Court:** Fully Secured (Shared)
- Parking:** To Code
- Rail Doors:** 9
- Bay Spacing:** 52' x 40'

4371 Edison Avenue, Chino, CA



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)

For Additional Information:

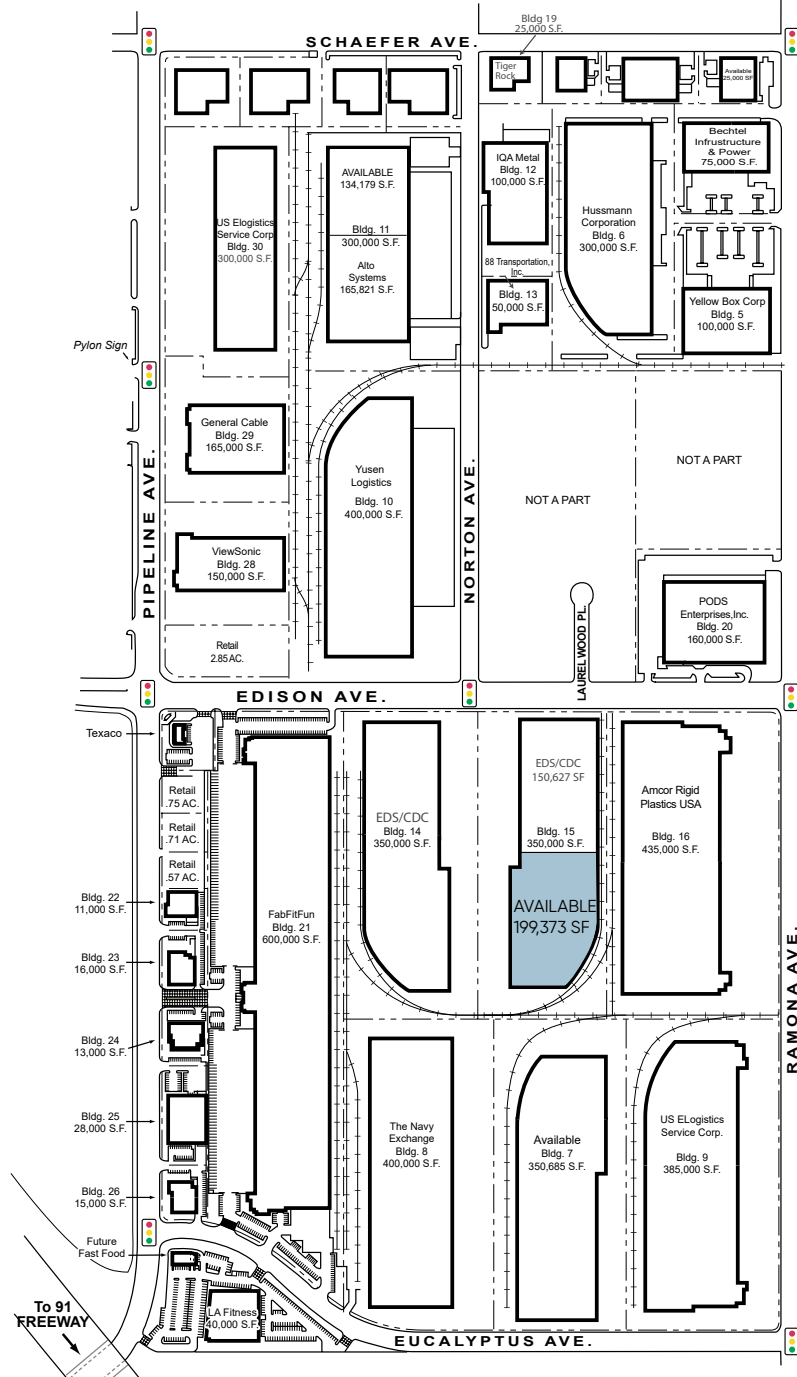
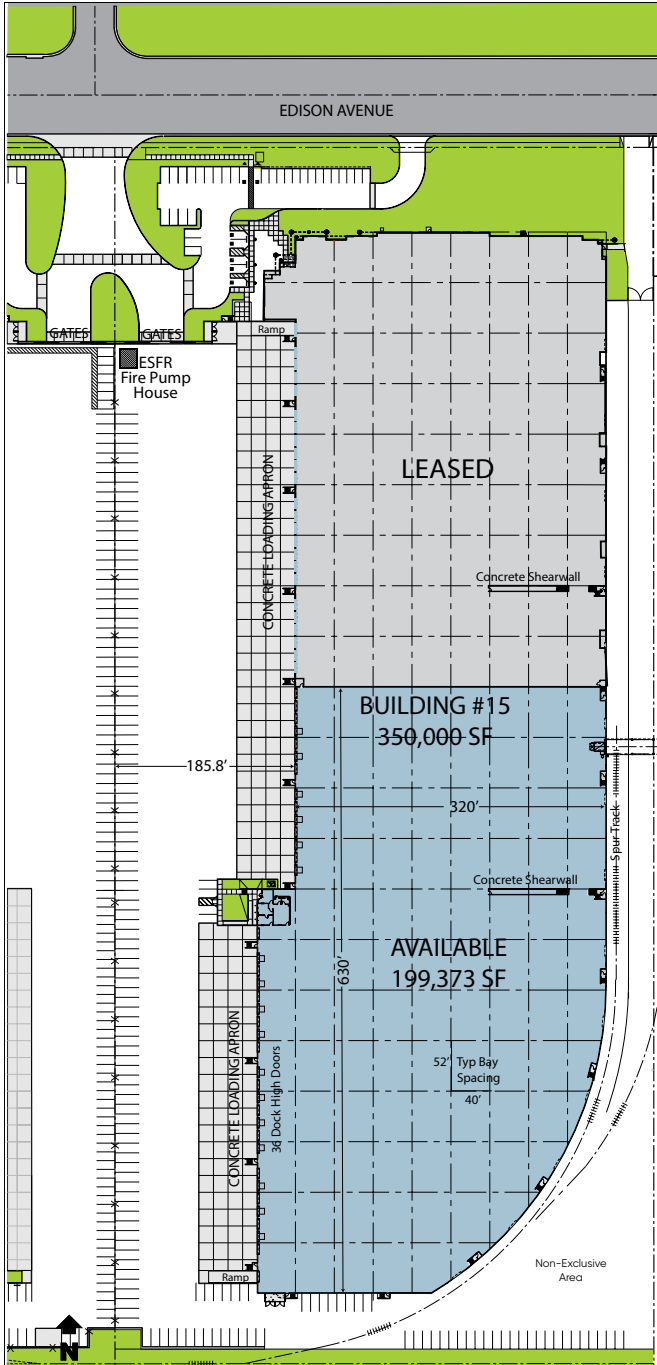
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