

Available SF: 1,440

Total Building SF: 41,142



Address: 13505 Yorba Ave, Unit W, Chino CA 91710
Cross Streets: Murrieta & Yorba Ave
Park Name: Yorba Business Center

WWW.TEAMEARNHART.COM
NEW ROOF / VENTED SKYLIGHTS
NEW PAINT SCHEME
REAR GROUND LEVEL LOADING
LIKE NEW / M2 ZONING

Lease Rate/Month: \$1,400
Lease Rate/SF: \$0.97
Lease Type: Gross
Terms: 3-5 Years
Price/SF: \$0.000
Sale Price: \$0
Taxes:\$28,133 /Yr. 2017
Available SF: 1,440
Minimum SF: 1,440
Prop Lot Size: 104544/2.4 Acres
Yard: No
Zoning: M2

Construction Type: Tilt-up
Const Status/Year Blt: Existing
Sprinklered: No
Ground Lvl Drs/Dim: 1, 10'X12'
Dock High/Dim: None
Clear Height: 16'
Heat/Cool: None
Roof Type: Other
A: 100 V: 120/208 Ø: 3 W: 4 *Please Verify
Prkg Ratio: 2:1 Spaces:
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 384 / 3
Restrooms: 1
Office Air: Yes Office Heat: Yes
Finished Ofc Mezz: No
Include In Available: No
Unfinished Mezz: No
Include In Available: No
Possession:December 2018
To Show: Lock Box
Region: Inland Empire West
Thomas Guide: F1-681
APN#: 1019-481-0400

Listing Company: Lee & Associates - Ontario

Agents: Douglas C. Earnhart, SIOR & Paul R. Earnhart, SIOR (909) 989-7771

Property/Listing/Ste #: AIR Use Only

Listing Date: AIR Use Only

FTCF: CB000N000S000/

Notes: Please verify all details and power. CAM Fees \$100/Month. Part of Larger Park. 1 Reception Area, 2 Private Offices



		FH
Z	2,262 sf	
Y	1,728 sf	
X	1,440 sf	
W	1,440 sf	
V	1,728 sf	
U	1,440 sf	
T	1,440 sf	
S	1,728 sf	
R	1,440 sf	
Q	1,440 sf	
P	1,728 sf	
O	1,440 sf	
N	1,440 sf	Trash
M	1,728 sf	
L	1,440 sf	
K	1,440 sf	
J	1,728 sf	
I	1,440 sf	
H	1,440 sf	
G	1,728 sf	
F	1,440 sf	
E	1,440 sf	Trash
D	1,728 sf	
C	1,440 sf	
B	1,440 sf	
A	2,016 sf	



AVAILABLE
 ±1,440 SF
 \$1,400 MONTH
 PLUS \$100
 CAM CHARGE

YORBA
 BUSINESS CENTER

13505 YORBA AVE.

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 **LEE &
 ASSOCIATES**

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