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:\$1,400Construction Type: Tilt-upOffice SF / #: 384 / 3Lease Rate/SF:\$0.97Const Status/Year Blt: ExistingRestrooms: 1

Lease Type: Gross Sprinklered: No Office Air: Yes Office Heat: Yes

Terms: 3-5 Years Ground Lvl Drs/Dim: 1, 10'X12' Finished Ofc Mezz: No
Price/SF: \$0.000 Dock High/Dim: None Include In Available: No

Sale Price: \$0 Clear Height: 16' Unfinished Mezz: No
Taxes:\$28,133 /Yr. 2017 Heat/Cool: None Include In Available: No
Available SF: 1,440 Roof Type: Other Possession: December 2018

Minimum SF: 1,440 A: 100 V:120/208 Ø: 3 W: 4 *Please Verify To Show: Lock Box

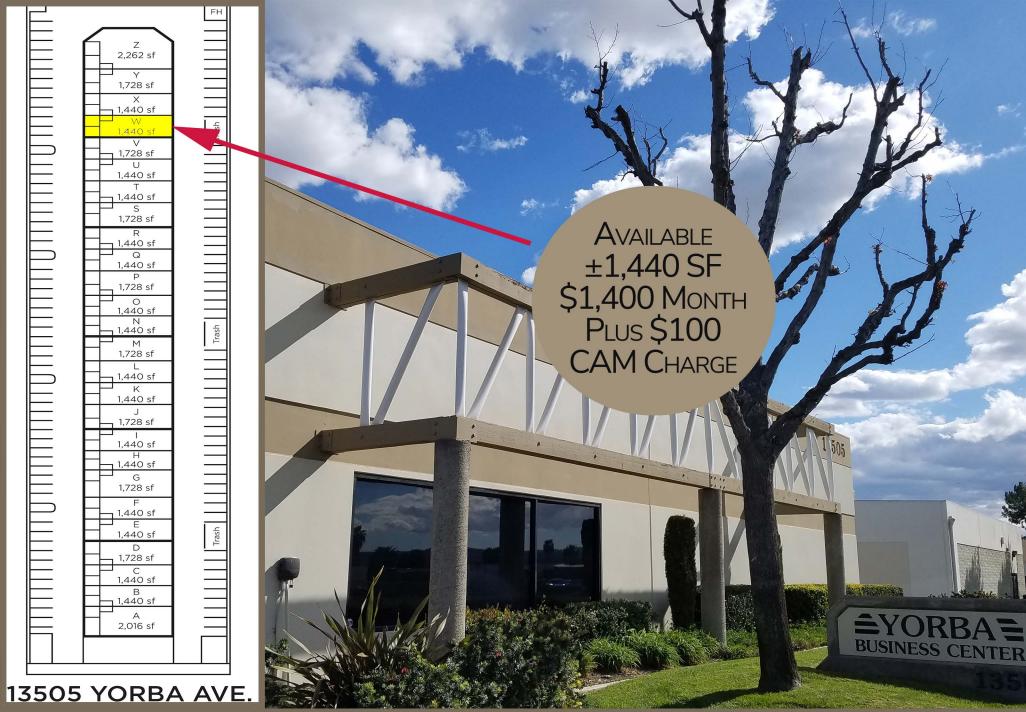
Prop Lot Size: 104544/2.4 AcresPrkg Ratio: 2:1Spaces:Region: Inland Empire WestYard: NoRail Service: NoThomas Guide: F1-681Zoning: M2Specific Use: Light IndustrialAPN#: 1019-481-0400

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





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TEAM <u>EEEE</u>
EARNHART.com

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TEAM ______

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