

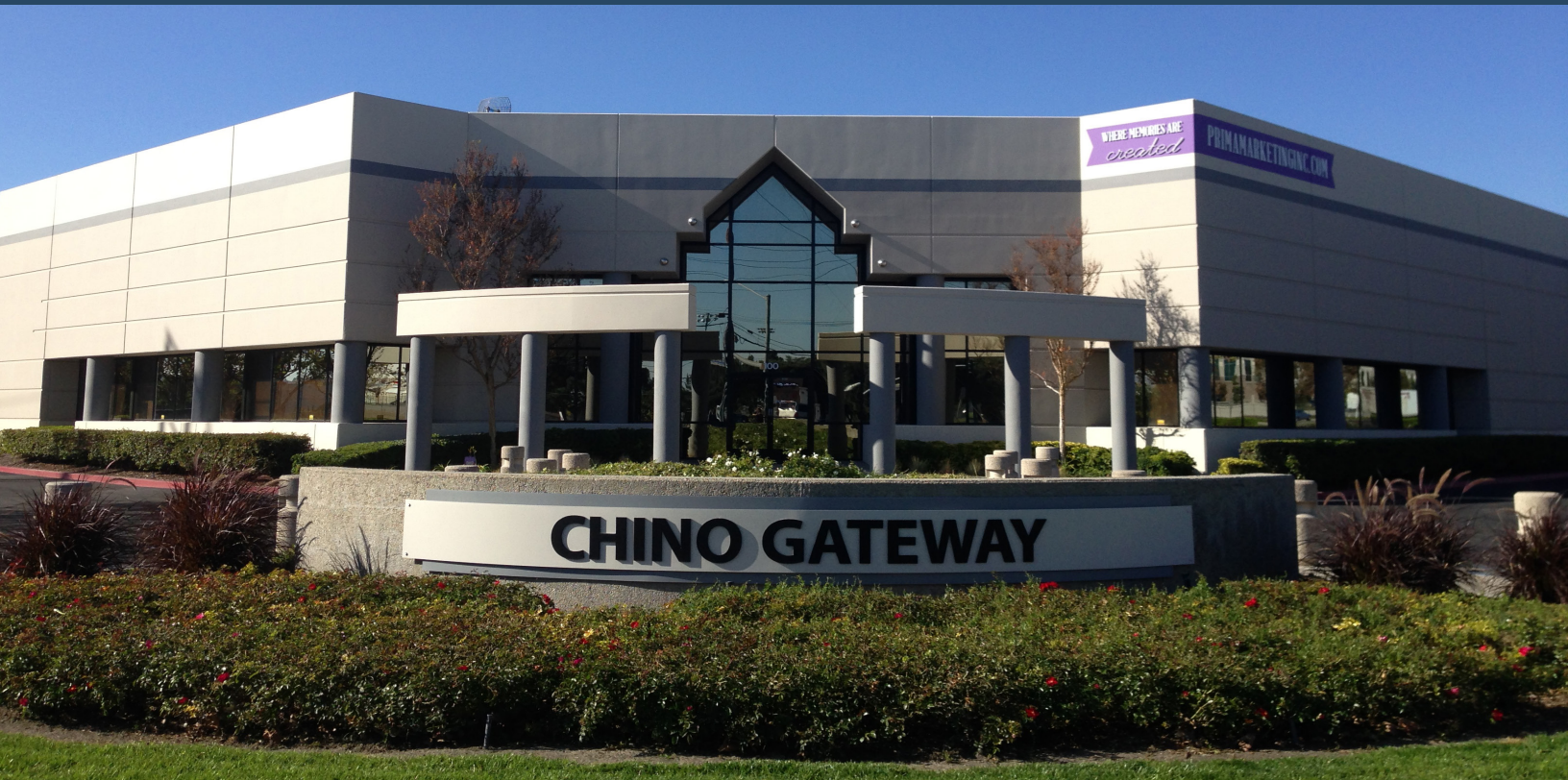
FOR LEASE | FREESTANDING INDUSTRIAL BUILDING | 39,723 SF

## CHINO GATEWAY CENTER, BUILDING 1

5270 Edison Avenue | Chino, CA 91710

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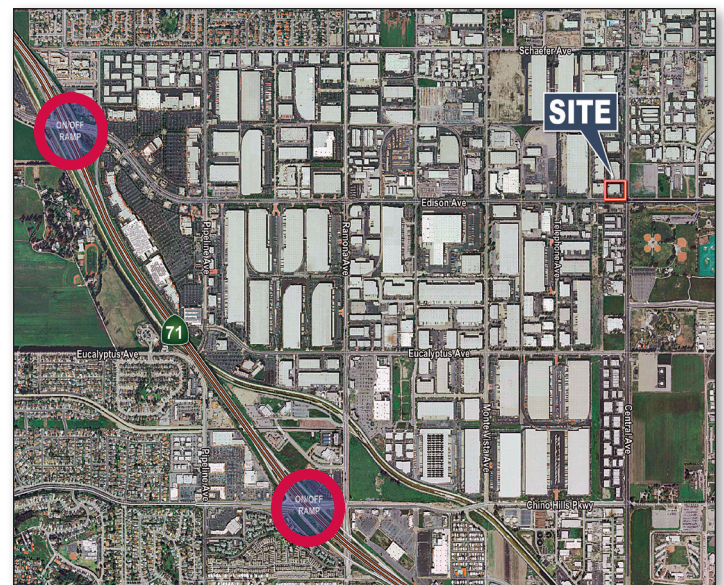
REAL ESTATE SERVICES



### Outstanding Corner Location in the Heart of Chino

#### Features:

- Approximately 39,723 SF Available for Lease
- Freestanding Building on 2.08 AC Lot, M-2 Zoning
- 22' Minimum Clearance (23'6" Clearance Center of Building)
- Drive Around Capable
- Three (3) Exterior Truckwells w/ 10' x 10' Loading Dock Doors
- One (1) 10' x 14' Ground Level Loading Door
- Power: 400 Amp / 480 – 270 Volt / Phase 3
- Fluorescent Warehouse Lighting
- Typical Column Spacing 40' x 40'
- Sprinkler Calcs .45 GPM / 3,000 SF
- Foil Scrim Roof
- Skylights Equipped w/ Burglar Bars
- Approximately 7,000 SF of Office (Includes 3,000 SF of Second Story Office Space)
- Three (3) Restrooms (One (1) WH Accessible)



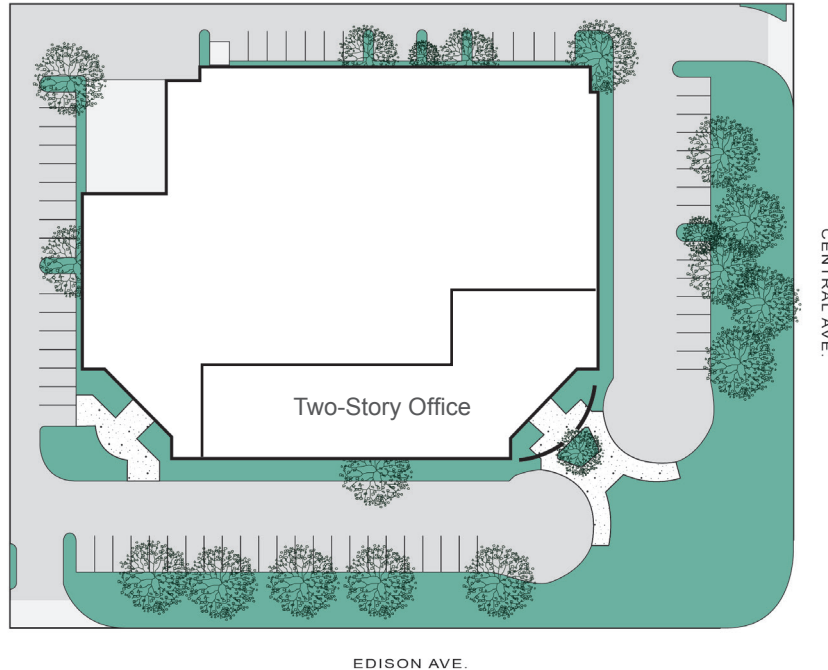
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\*Drawing not to scale



Loading Area with Three (3) Truckwells & Three (3) 10' x 10' Loading Dock Doors & One (1) 10' x 14' GL Door & Six (6) Inch Thick Concrete Apron



40' x 40' Typical Column Spacing, Skylights with Burglar Bars, Fluorescent Warehouse Lighting



Separate Office Entrance Fronting Northwest Corner of Edison Avenue & Central Avenue, Building Signage Possible

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## **CHINO GATEWAY CENTER, BUILDING 1**

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### **Office Features:**

#### **First Floor Office**

- One (1) 35' x 19' Large Conference Room
- Six (6) Private Offices (13' x 16'; 16' x 12'; 20' x 10'; 16' x 10'; 2 Offices - 11' x 13')
- One (1) 16' x 12' Storage Room
- Bullpen Area 34' x 17'
- Kitchen Area 12' x 10' w/ Sink and Additional Water Line
- Men's and Women's Office Restrooms

#### **Second Story Office**

- One (1) Large Private Office and Large Bullpen Area Overlooking Warehouse



Multiple Private Offices on Both Floors – Seven (7) Total



Large Bullpen Area for Workstations on Second Floor Overlooking Warehouse



Large Conference Room 35' x 19' on First Floor w/ Floor to Ceiling Windows



Kitchen Area 12' x 10' Equipped with Sink, Lower Cabinets and Additional Water Line



Over 100 Surface Auto Parking Spaces Available to Tenant

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