

**FOR LEASE**  
**150,000 SF on 6.89 Acres**



**Building 28: 14035-14045 Pipeline Ave, Chino, CA**

**FEATURES**

- Main Office:** 5,020 SF
- Whse Office:** 489 SF
- Clearance:** 30' at First Column
- Sprinklers:** ESFR w/ K-17 Heads
- Power:** 1,200 Amp, 277/480 Volts, 3 Phase
- Loading:** 26 Dock High Doors w/ Vision Panels
  - 13 w/ 30,000 lb. Capacity Mechanical Pit-Levelers
  - 13 w/ 25,000 lb. Capacity EOD Levelers
- 1 Ground Level Ramp**
- Parking:** To Code
- Whse Lighting:** LED w/ Motion Sensors
- Truck Court:** Fully Secured (Shared)

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



13191 Crossroads Parkway North, 6th Floor, City of Industry, CA 91746  
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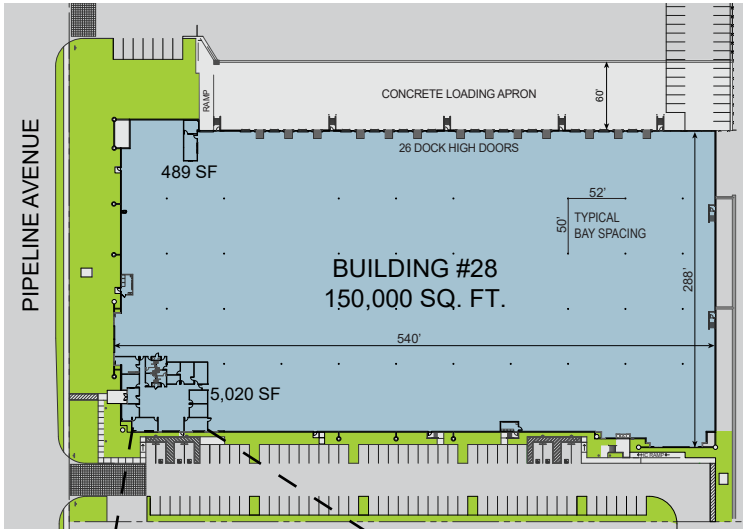
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# Building 28 / Site Plan

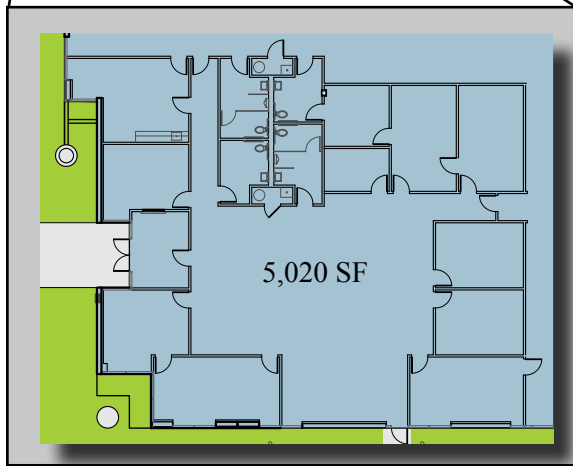
150,000 Square Feet



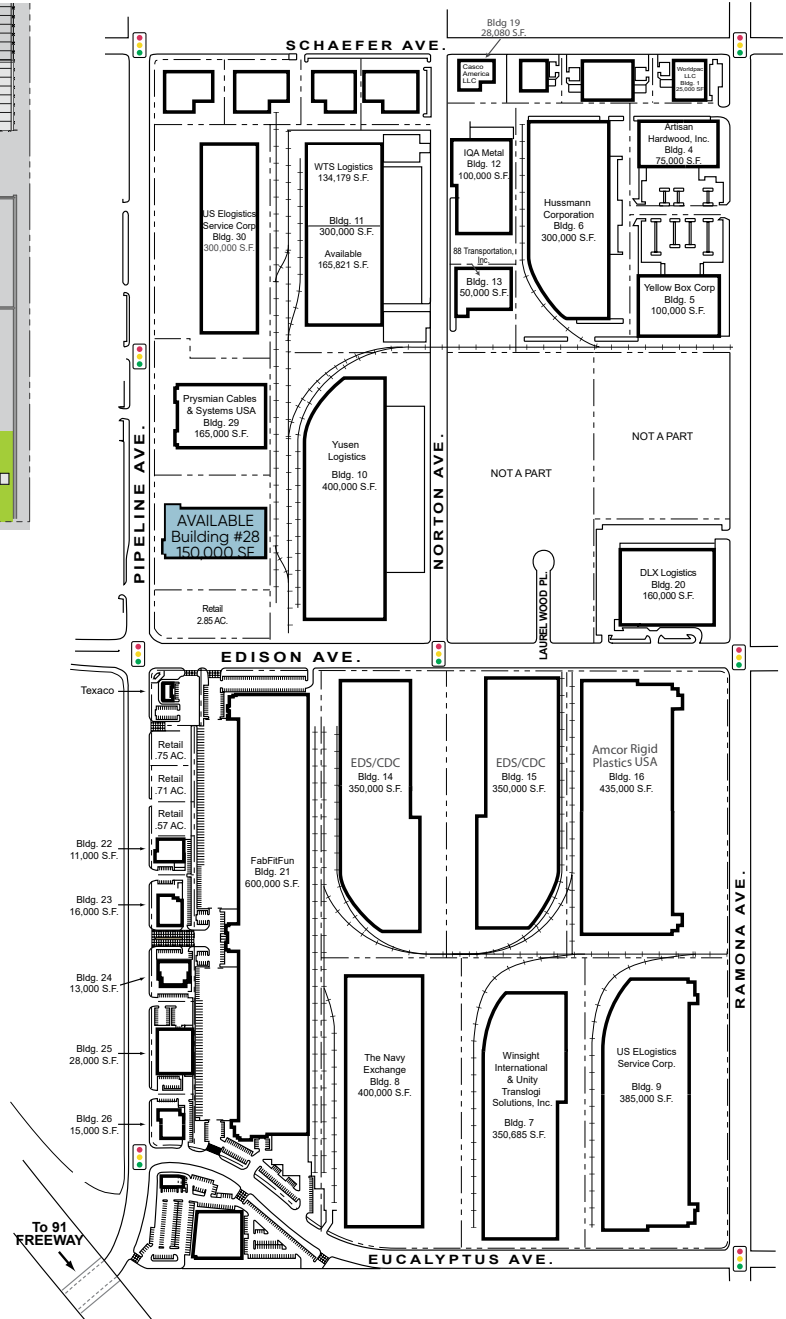
Building Site Plan



Office Floor Plan



Industrial Park Master Site Plan



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