

FOR LEASE
312,400 SF on 14.52 Acres

SPECTRUM
MONTE VISTA
BUSINESS PARK

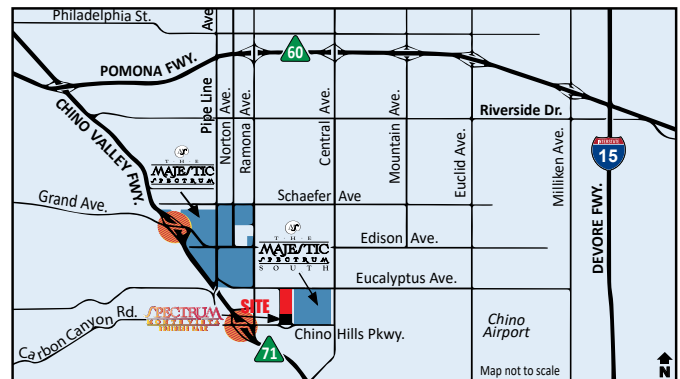


Building 3: 14720-14880 Monte Vista Ave, Chino, CA

FEATURES

- Main Office:** 12,297 SF – 2 Story
 (First Floor: 6,599 | Second Floor: 5,698 SF)
- Whse Breakroom & Restrooms:** 3,619 SF
- Shipping Office:** 320 SF
- Clearance:** 30' at First Column
- Sprinklers:** ESFR w/ New K-17 Heads
- Power:** (2) 4,000 Amp, 277/480 Volts, 3 Phase
- Loading:** 65 DH Loading Positions w/ Vision Panels
 -26 w/ Pit-Levelers
 -16 w/ Edge-of-Dock Levelers
 3 GL Ramps
- Whse Lighting:** LED w/ Motion Sensors
- Truck Court:** Fully Secured

Adjacent to Chino Valley (71) Fwy With Access to O.C. via
 Riverside (91) Fwy & L.A./Ontario via Pomona (60) Fwy



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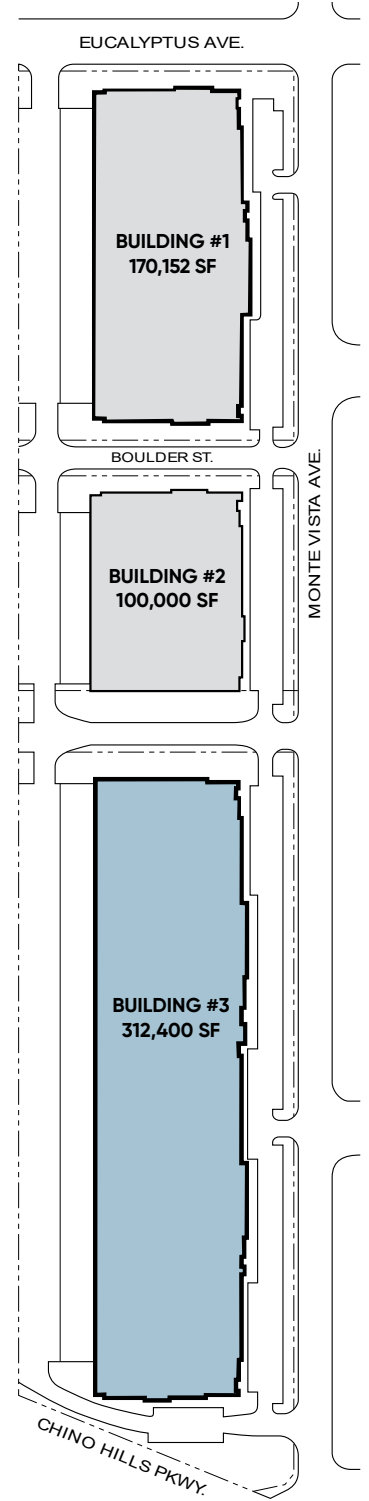
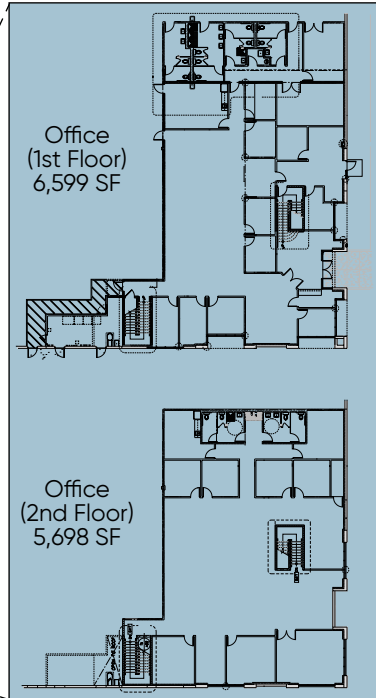
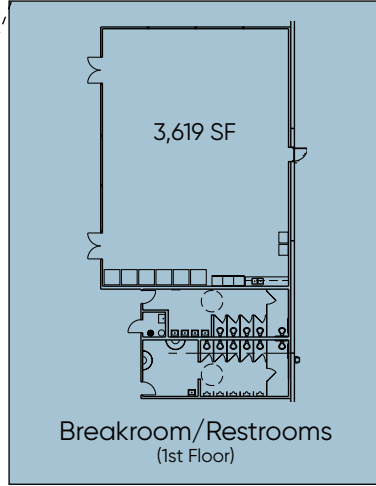
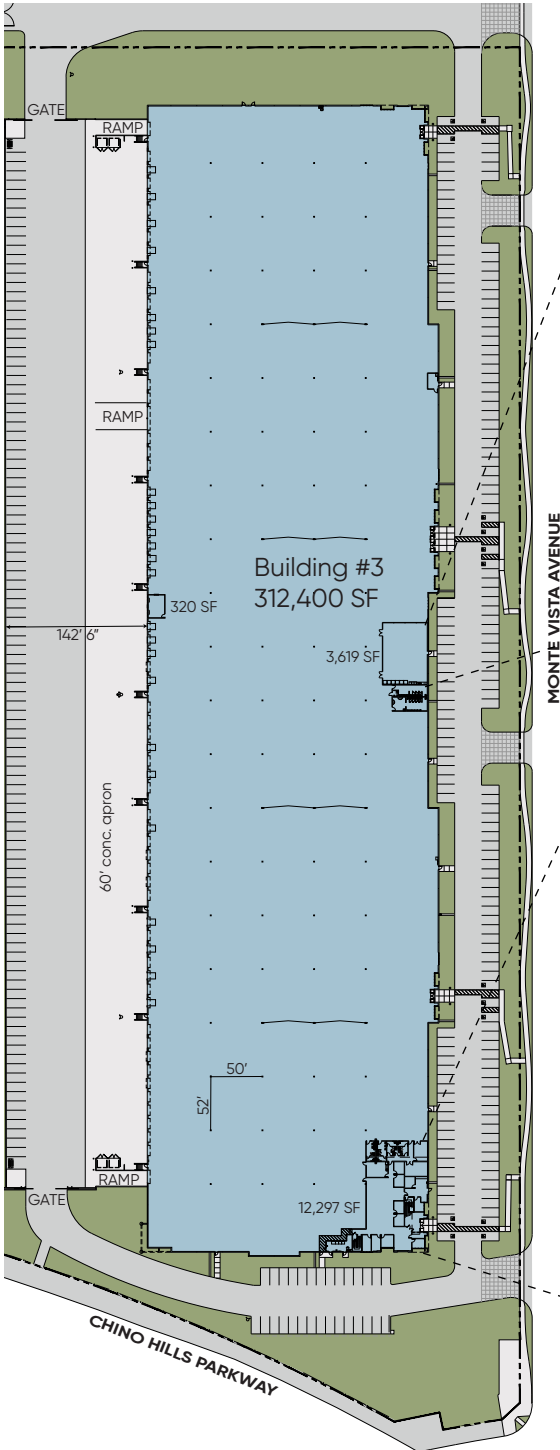
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A Joint Development of:



Building 3 / Site Plan

312,400 Square Feet



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