

FOR LEASE

28,080 SF on 1.37 Acres



Building 19: 4331 Schaefer Avenue, Chino, CA

FEATURES

Main Office:	±3,466 SF
Mezzanine:	±3,080 SF
Clearance:	26' Minimum at First Column
Sprinklers:	.60 GPM/3,000 SF
Power:	(1) 400 Amp, 277/480 Volts, 3 Phase (Expandable to 1,200 Amps)
Loading:	3 DH Loading Positions 1 Ground Level Door
Parking:	To Code
Bay Spacing:	40' x 64'
Whse Lighting:	LED w/ Motion Senors (To Be Installed)
Truck Court:	Fully Secured Yard

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**



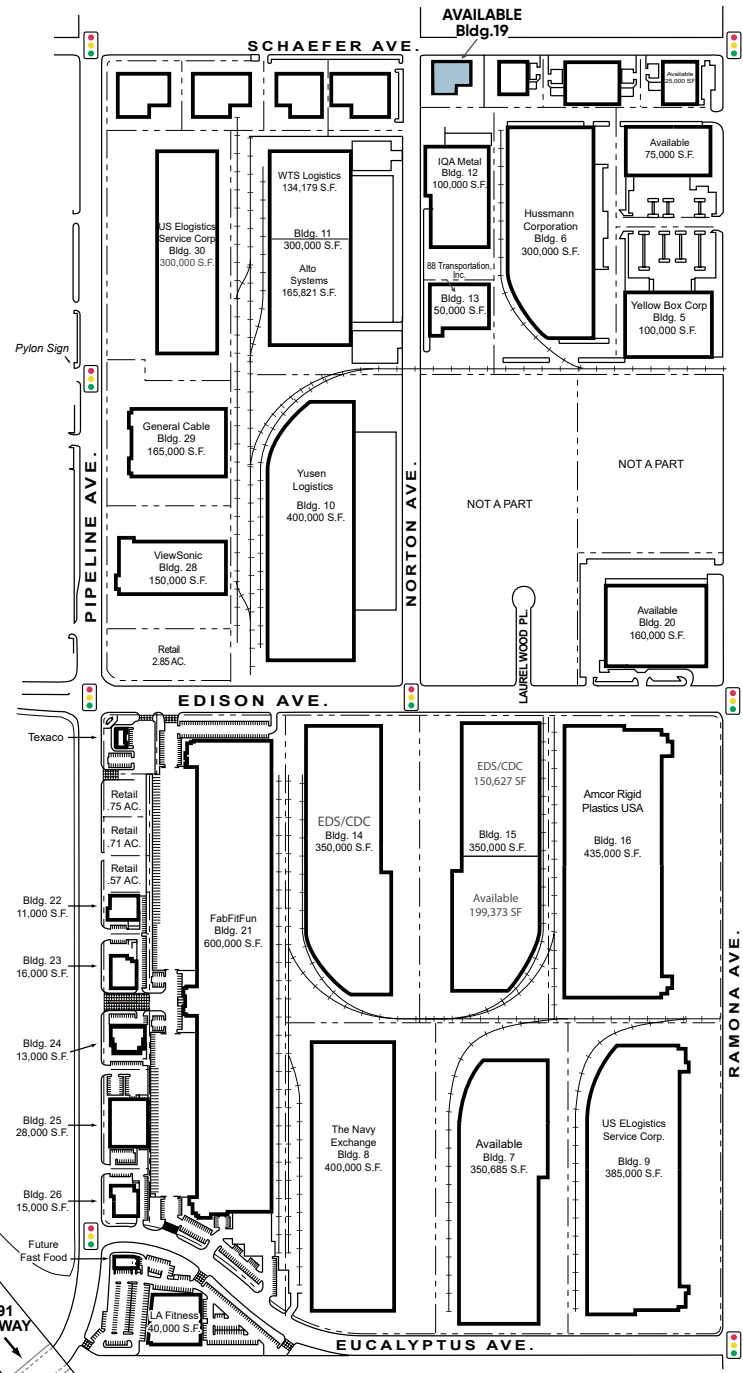
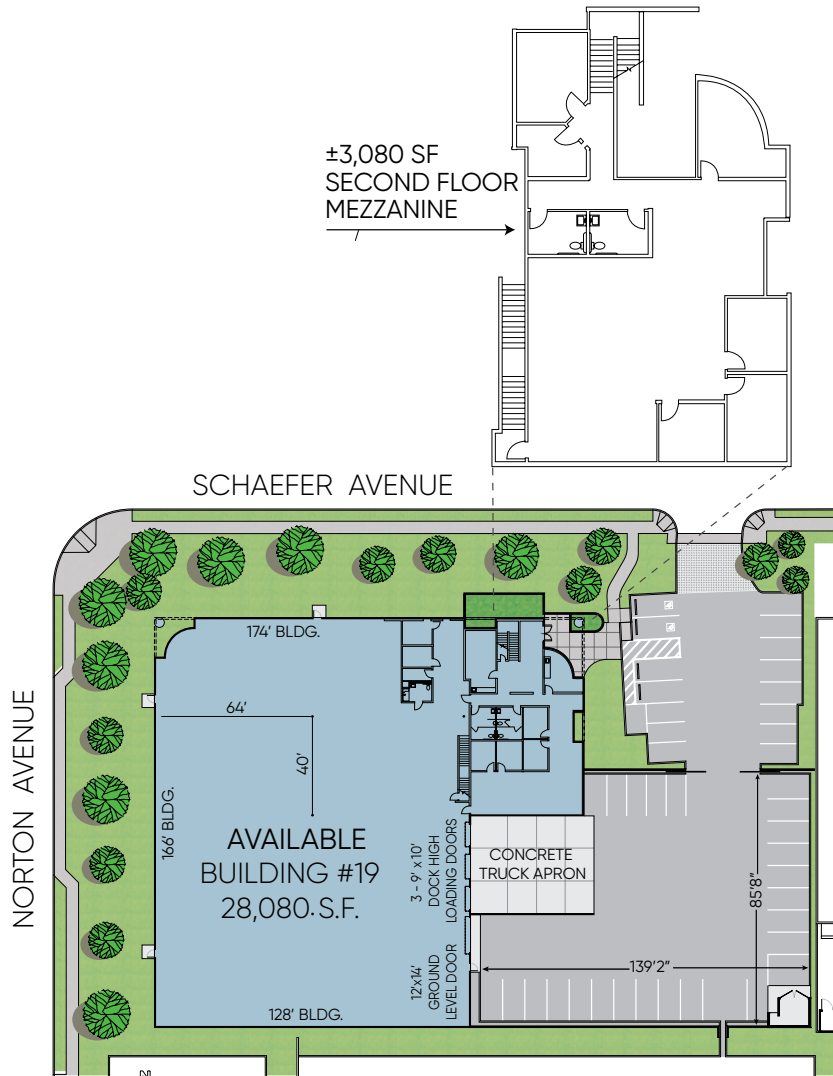
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Building 19 / Site Plan

28,080 Square Feet



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