

FOR LEASE

160,000 SF on 7.57 Acres



Building 20: 4450 Edison Avenue, Chino, CA

FEATURES

Main Office:	±8,233 SF
Clearance:	28' at First Column
Sprinklers:	ESFR w/ K-25 Heads
Power:	6,000 Amp, 277/480 Volts, 3 Phase
Loading:	28 Single DH Loading Positions -11 w/ 7' x 8', 35,000 lb. Capacity Mechanical Dock Levelers 2 Oversized GL Ramps (20' x 25' & 20' x 22')
Parking:	To Code
Whse Lighting:	LED w/ Motion Sensors (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



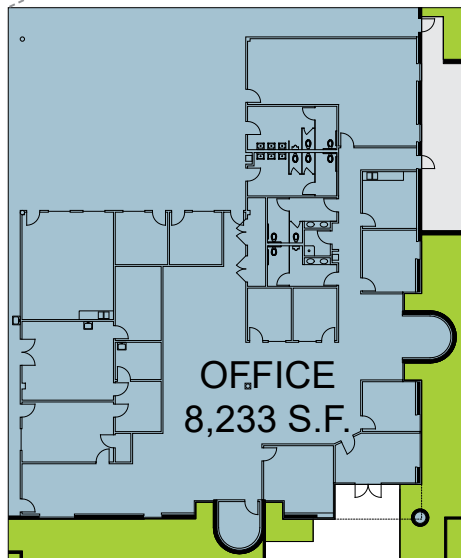
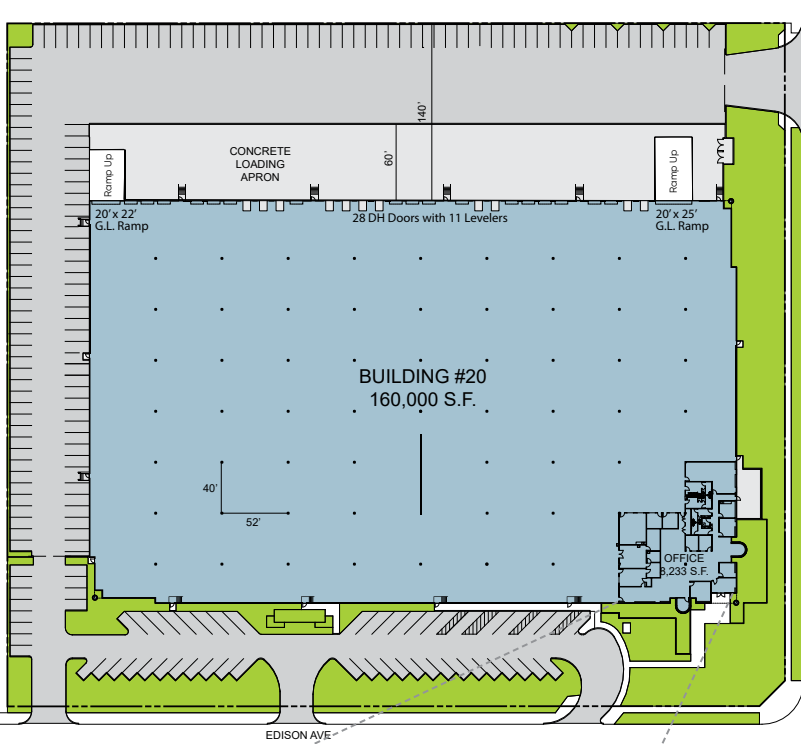
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Building 20 / Site Plan

160,000 Square Feet



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