

INDUSTRIAL FOR LEASE

13415 5TH ST, CHINO

13415 5TH STREET, CHINO, CA 91710



FOR LEASE

KW EXECUTIVE

388 East Valley Boulevard, Ste 106
Alhambra, CA 91801



Each Office Independently Owned and Operated

PRESENTED BY:

BRIAN NGO

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13415 5TH STREET



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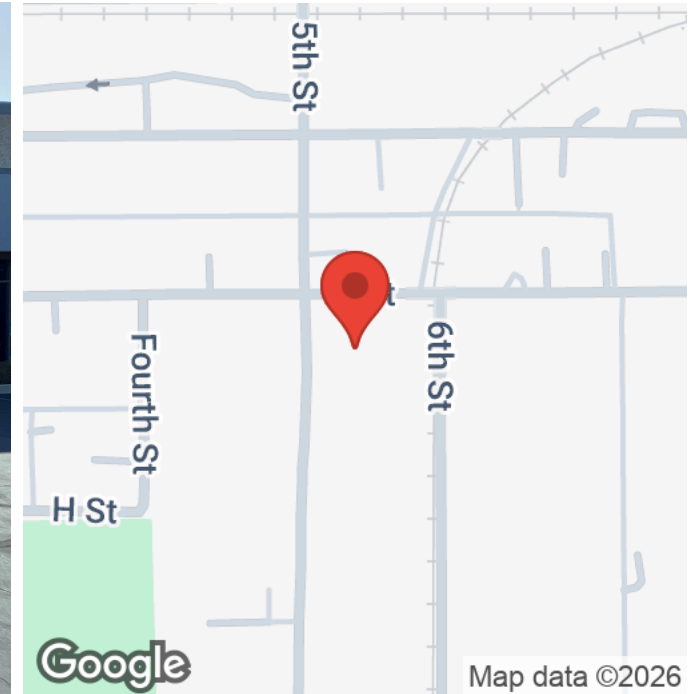
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EXECUTIVE SUMMARY - AVAILABLE SPACE A – ±3,000 SF

13415 5TH STREET



Offering Summary

Lease Rate:	Contact Listing Broker
Lease Term:	3-5 Years Preferred
Available SF:	±3,000 (Unit A)
Office / Support:	±700 SF
Building SF:	±8,837 SF
Lot Size:	±25,560 (0.59 AC)
Clear Height:	±18'
Grade Doors:	1 GL
Power:	200 Amps
Year Built:	1993
Parking:	13 Shared Surface Parking
Zoning:	M2
Occupancy:	Available Sept 1, 2026

Property Overview

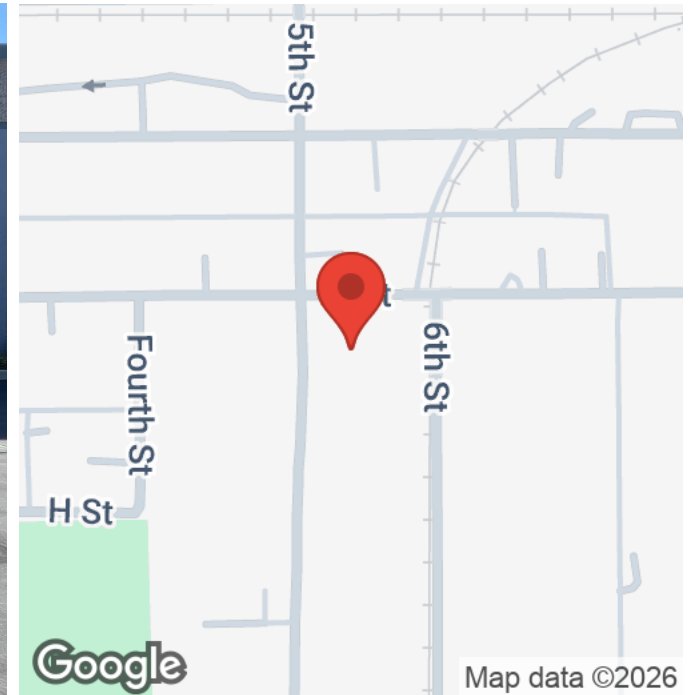
Approximately ±3,000 SF industrial unit available for lease within an ±8,837 SF multi-tenant industrial building located in the Chino Industrial Park. The space features approximately ±700 SF of office/support area, an enclosed ±390 SF workshop/production room, and an open warehouse with one grade-level loading door. Additional features include surface parking, M-2 zoning, and convenient access to the 60, 71, and 91 Freeways. The property is well suited for warehouse, contractor, light manufacturing, distribution, and other industrial uses.

Property Highlights

- ±3,000 SF Industrial Unit
- ±700 SF Office / Reception Area
- ±390 SF Enclosed Workshop / Production Room
- Open Warehouse / Storage Area
- One Grade-Level Loading Door
- ±18' Clear Height
- M-2 Industrial Zoning
- Tenant Pays Utilities
- Available September 1, 2026
- Excellent Access to the 60, 71 & 91 Freeways

EXECUTIVE SUMMARY - AVAILABLE SPACE C – ±1,700 SF

13415 5TH STREET



Offering Summary

Lease Rate:	Contact Listing Broker
Lease Term:	3-5 Years Preferred
Available SF:	±1,700 (Unit C)
Office / Support:	±650 SF
Building SF:	±8,837 SF
Lot Size:	±25,560 (0.59 AC)
Clear Height:	±18'
Grade Doors:	1 GL
Power:	200 Amps
Year Built:	1993
Parking:	13 Shared Surface Parking
Zoning:	M2
Occupancy:	Available Oct 1, 2026

Property Overview

Approximately ±1,700 SF industrial unit available for lease within an ±8,837 SF multi-tenant industrial building. The space features approximately ±650 SF office/reception area and an open warehouse with one grade-level loading door. Additional features include M-2 zoning and convenient access to the 60, 71, and 91 Freeways. Ideal for warehouse, contractor, light manufacturing, distribution, and other industrial uses.

Property Highlights

- ±1,700 SF Industrial Unit
- ±650 SF Office / Reception Area
- Open Warehouse Area
- One Grade-Level Loading Door
- ±18' Clear Height
- M-2 Industrial Zoning
- Tenant Pays Utilities
- Available October 1, 2026
- Excellent Access to the 60, 71 & 91 Freeways

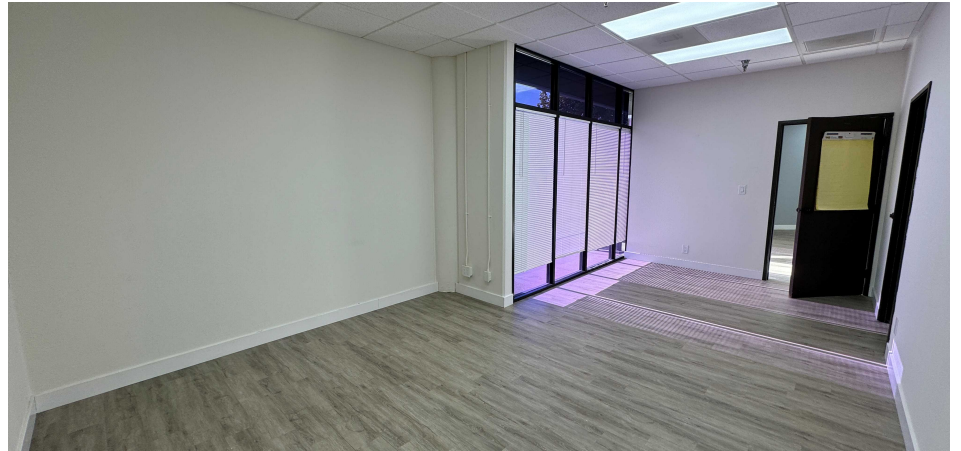
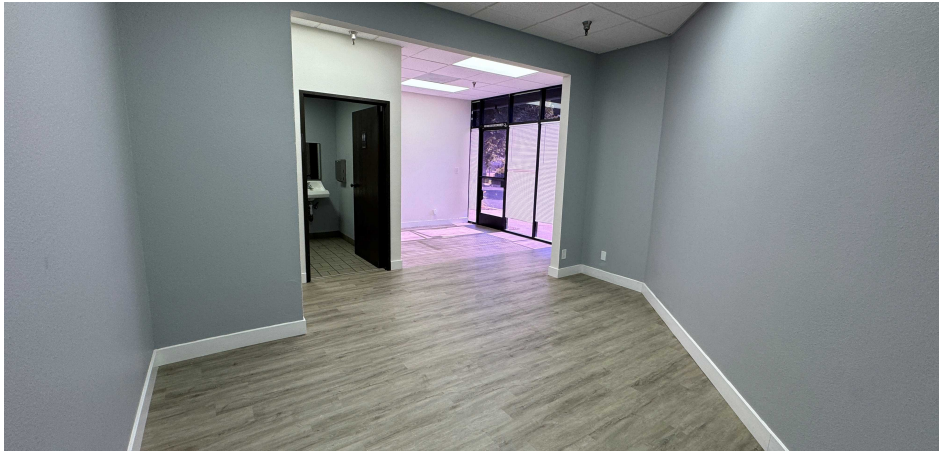
PROPERTY PHOTOS

13415 5TH STREET



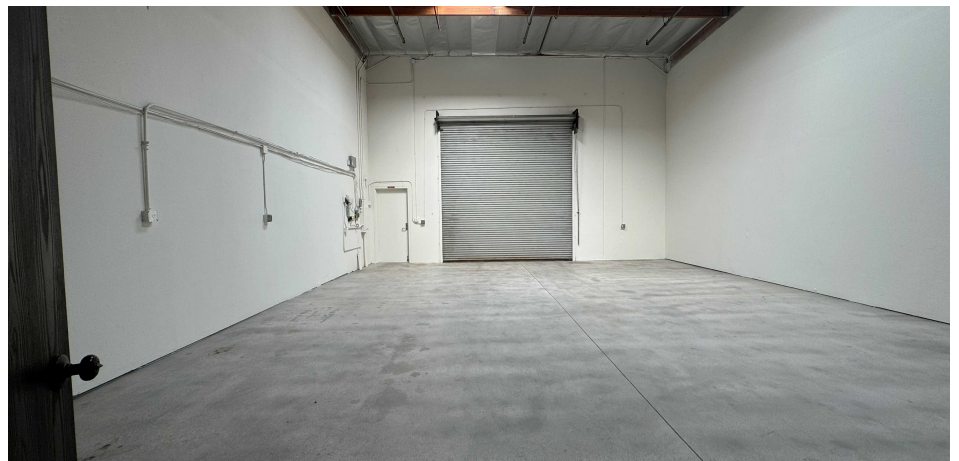
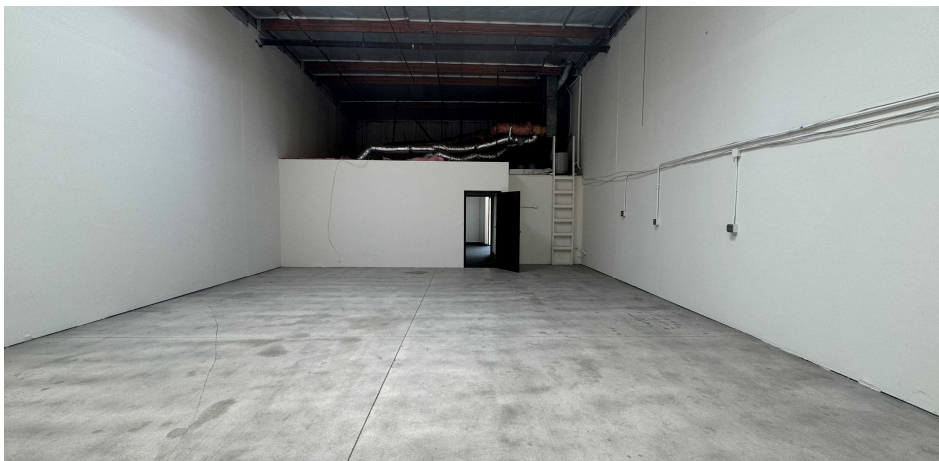
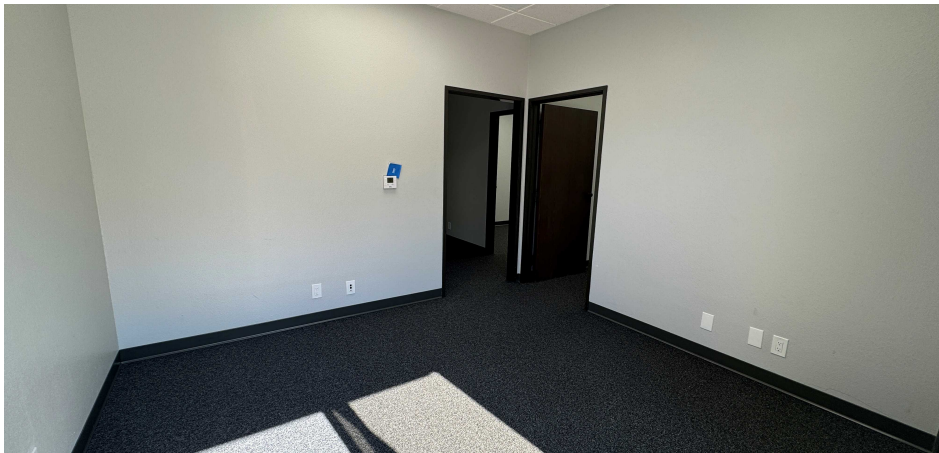
PROPERTY PHOTOS - AVAILABLE SPACE A – ±3,000 SF

13415 5TH STREET



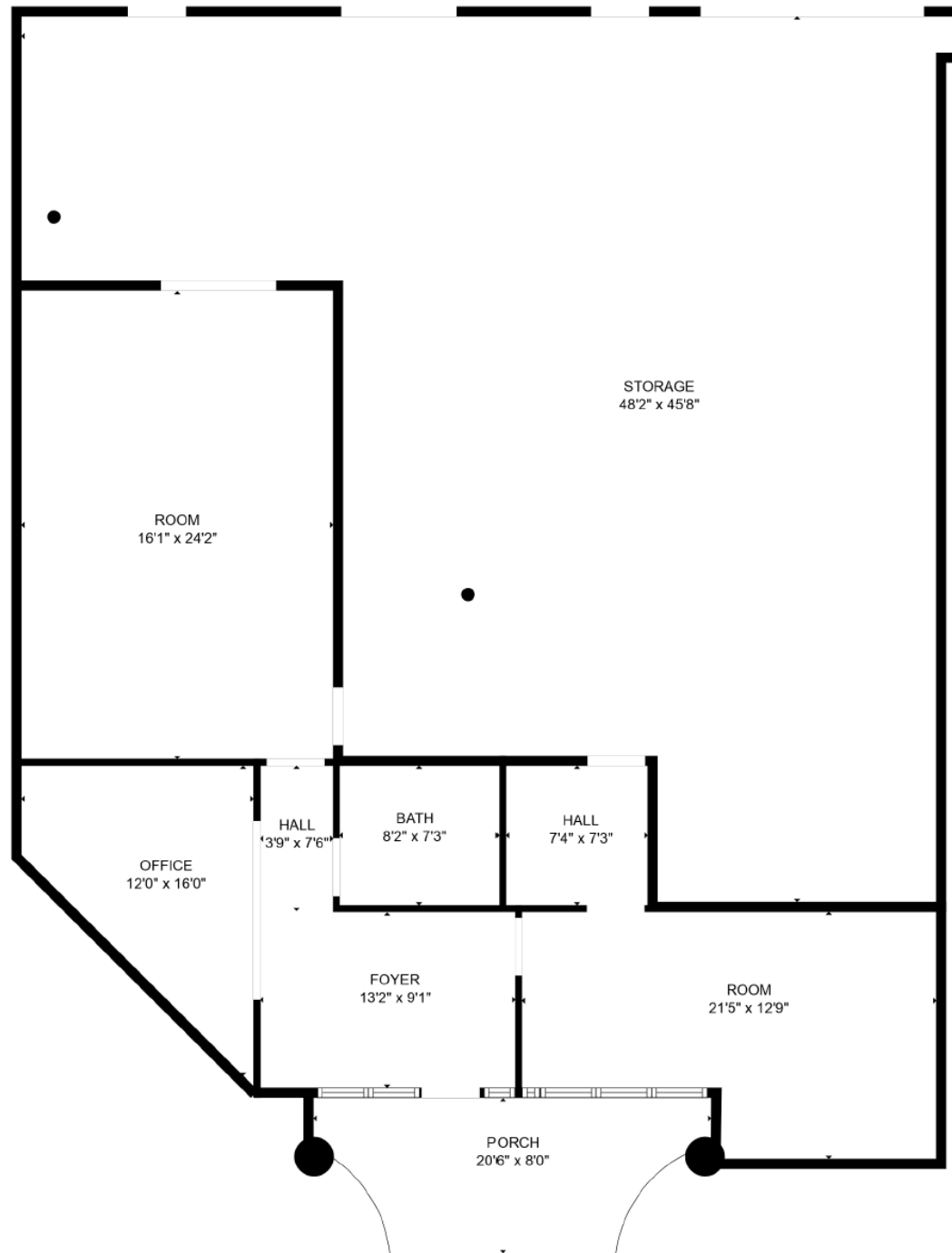
PROPERTY PHOTOS AVAILABLE SPACE C – ±1,700 SF

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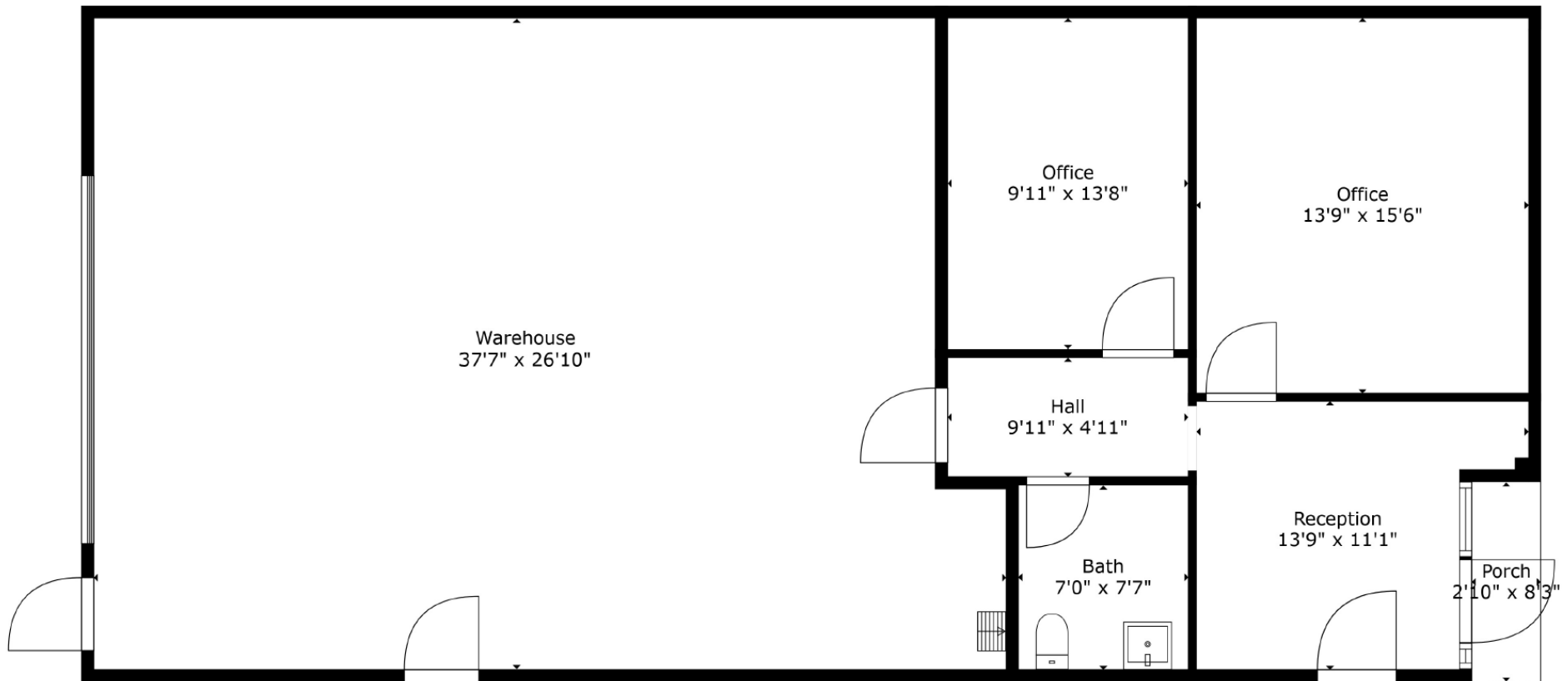
FLOOR PLAN - UNIT A

13415 5TH ST, CHINO



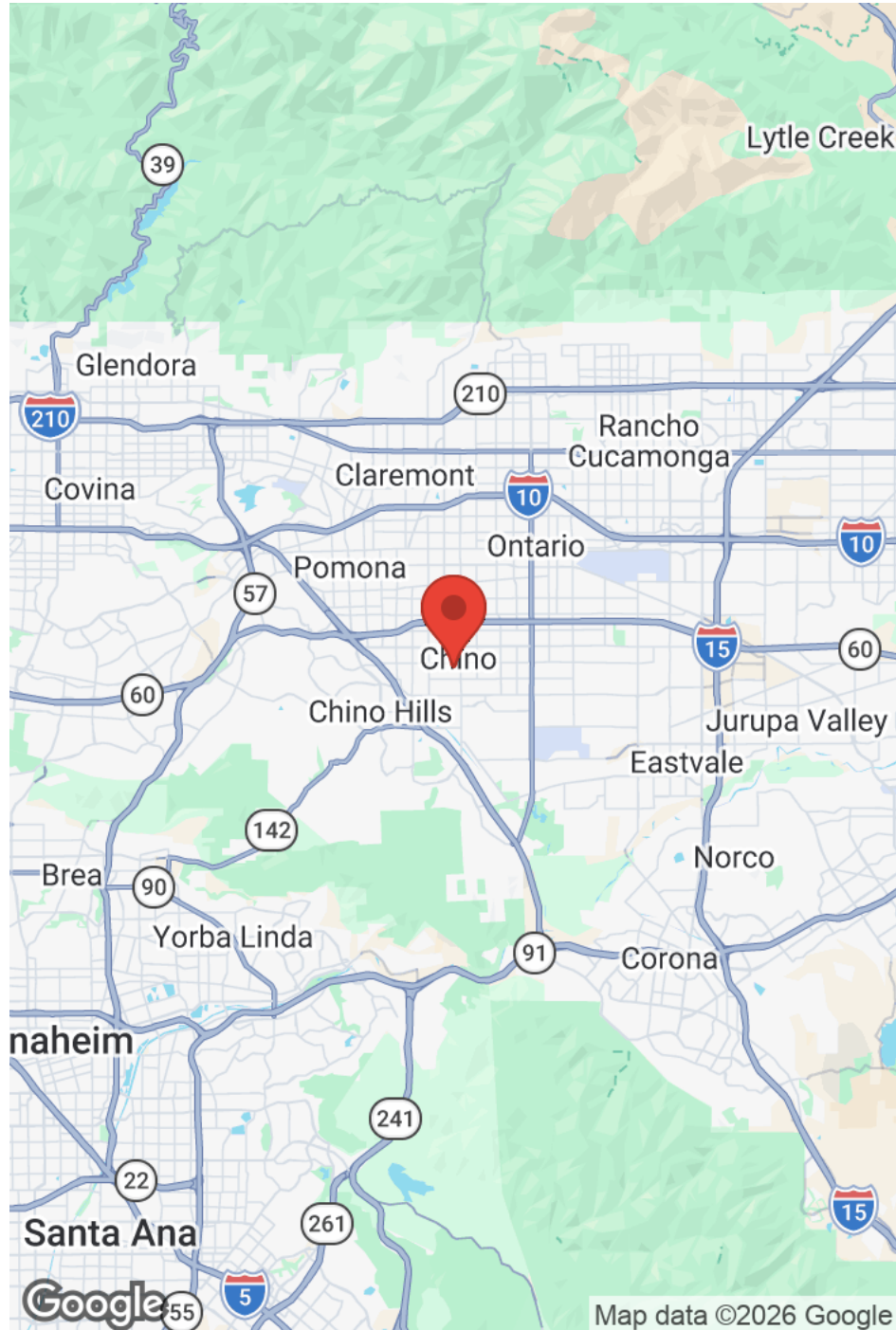
FLOOR PLAN - UNIT C

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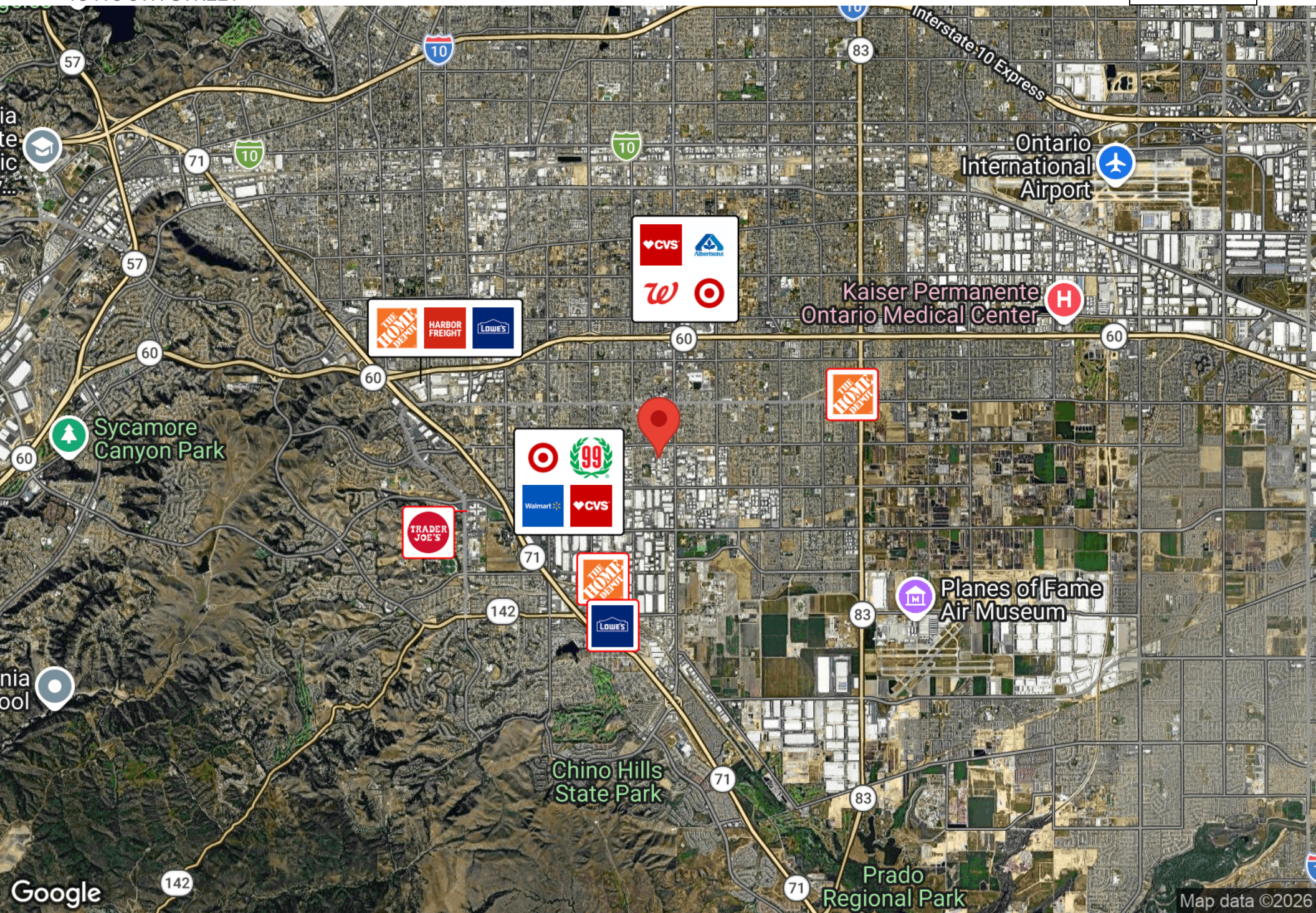
LOCATION MAPS

13415 5TH STREET



BUSINESS MAP

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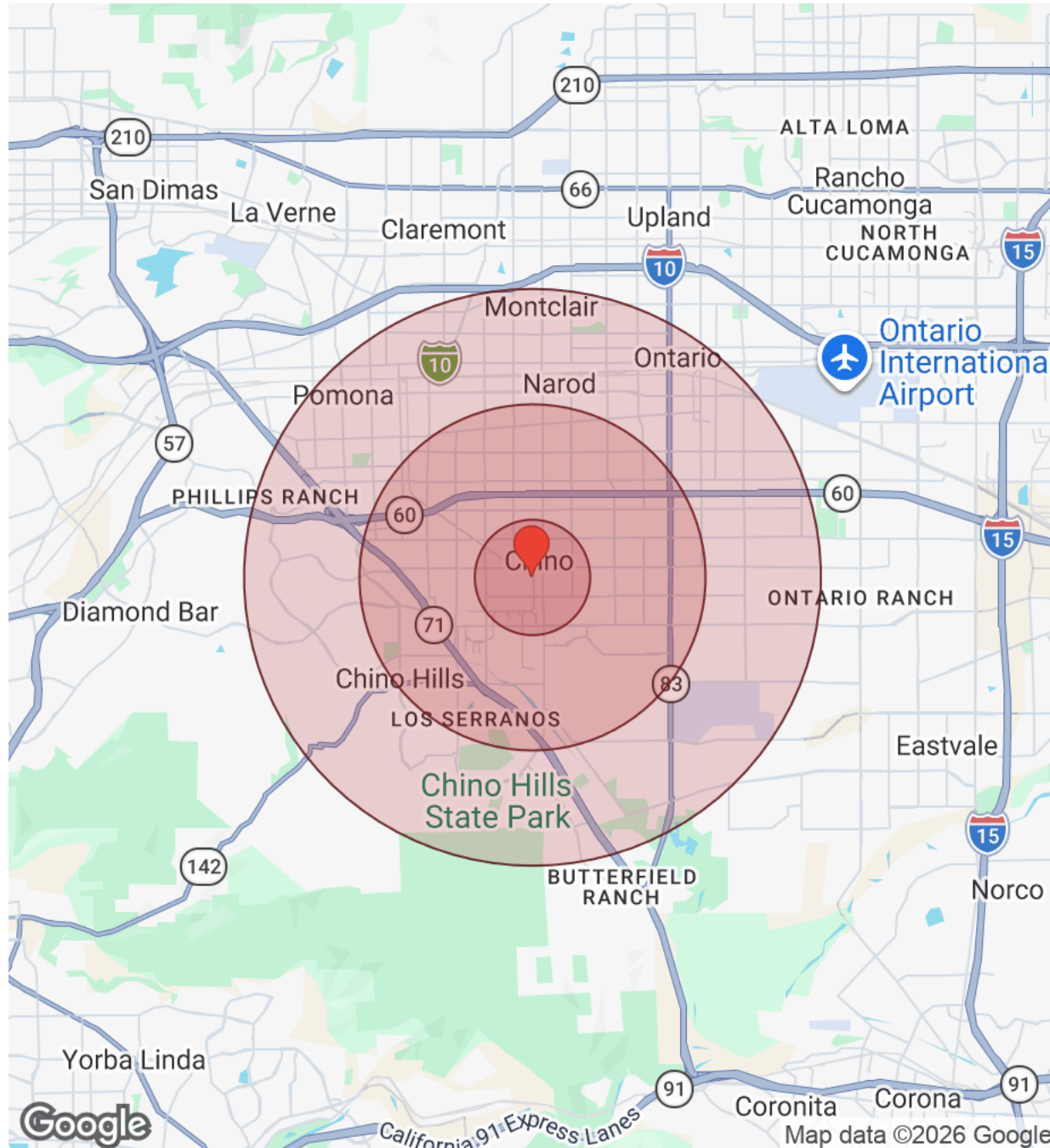
AERIAL MAP

13415 5TH STREET



DEMOGRAPHICS

13415 5TH STREET



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	7,705	59,943	172,468
Female	7,763	60,327	172,033
Total Population	15,468	120,270	344,501

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,320	22,671	53,846
Black	708	6,110	18,603
Am In/AK Nat	20	229	620
Hawaiian	11	132	413
Hispanic	10,787	67,303	205,736
Asian	1,374	21,468	58,875
Multiracial	221	2,093	5,546
Other	26	265	861

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,825	39,263	108,903
Occupied	4,517	36,769	101,994
Owner Occupied	2,104	23,278	58,738
Renter Occupied	2,413	13,491	43,256
Vacant	309	2,495	6,909

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,896	21,836	64,882
Ages 15 - 24	2,467	16,449	49,509
Ages 25 - 54	6,771	50,980	148,585
Ages 55 - 64	1,616	14,345	39,486
Ages 65+	1,717	16,661	42,039

Income	1 Mile	3 Miles	5 Miles
Median	\$93,679	\$105,894	\$99,066
Under \$15k	253	1,990	6,877
\$15k - \$25k	301	1,084	4,002
\$25k - \$35k	133	1,411	4,323
\$35k - \$50k	329	2,741	8,725
\$50k - \$75k	847	5,366	15,175
\$75k - \$100k	528	4,780	12,356
\$100k - \$150k	1,012	7,484	20,862
\$150k - \$200k	511	5,582	13,576
Over \$200k	602	6,331	16,098



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