

INDUSTRIAL FOR SALE/LEASE

5780 SOESTERN CT

CHINO, CA 91710



FOR SALE/LEASE

KW EXECUTIVE

388 East Valley Boulevard, Ste 106
Alhambra, CA 91801



Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY - SALE

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OFFERING SUMMARY

PRICE:	Contact Listing Broker
BUILDING SF:	52,470 SF
LOT SIZE:	152,896 SF (3.51 AC)
BUILT:	1989
CLEAR HEIGHT:	20'-21'
PARKING:	108 surface spaces
POWER:	3,000 Amps, 480V, 3-Phase Heavy Power
DOCKS:	2 ext
DRIVE INS:	11 GL
YARD:	Secured Fenced Yard
ZONING:	M2
OCCUPANCY:	Vacant – Immediate Availability
APN:	1021-121-07

PROPERTY OVERVIEW

Vacant 52,470 SF heavy industrial facility with approximately 3,000 Amps of 480V 3-phase power, secured yard, and immediate availability.

This ±52,470 SF freestanding industrial facility is situated on approximately 3.51 acres in the heart of Chino's premier industrial corridor. Ideally located at the convergence of San Bernardino, Los Angeles, and Orange Counties, the property offers excellent regional access via the CA-71, SR-60, SR-91, and I-10 freeways. The property is well suited for owner-users, investors, redevelopment opportunities, and specialized industrial users requiring substantial power, multiple loading positions, and a secured yard.

PROPERTY HIGHLIGHTS

- ±52,470 SF freestanding industrial building on ±3.51 acres
- Vacant – Immediate Availability
- M2 Heavy Industrial Zoning
- Approximately 3,000 Amps, 480V, 3-Phase Power
- 20'–21' Warehouse Clear Height
- Secured Fenced Yard
- 108 Surface Parking Spaces
- Potential multi-tenant configuration
- Multiple loading access points with efficient truck circulation
- Excellent access to CA-71, SR-60, SR-91 & I-10
- Centrally located within the Inland Empire industrial market
- Court-Appointed Receiver Sale
- Environmental reports available upon request or via the California Geotracker database.

Environmental Information: Environmental investigations have been conducted under the oversight of the California Regional Water Quality Control Board. Qualified buyers may review the environmental file through the California Geotracker system. Additional information is available from the listing broker.

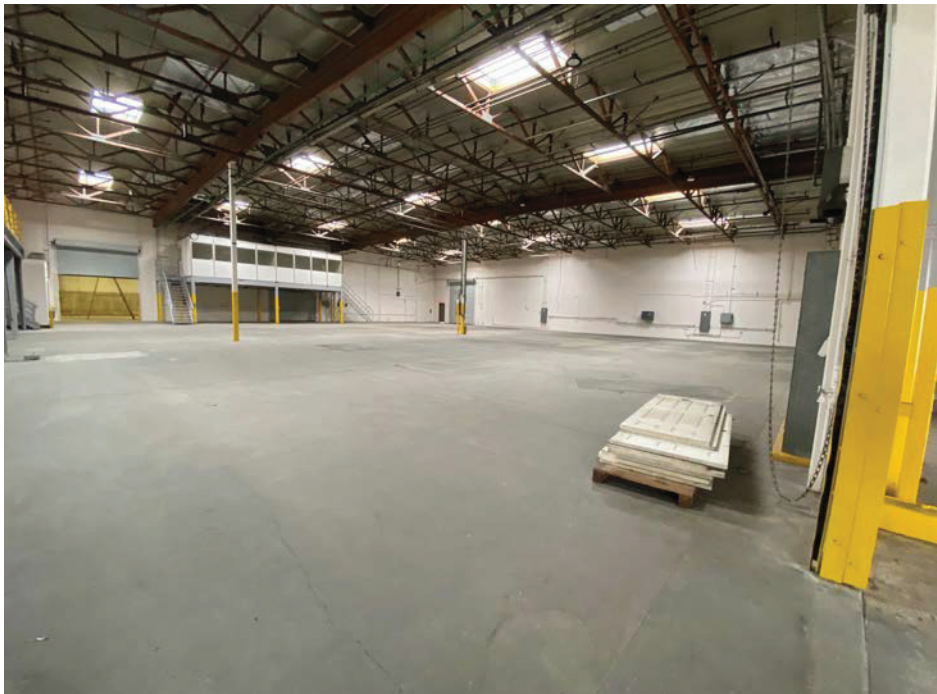
PROPERTY PHOTOS

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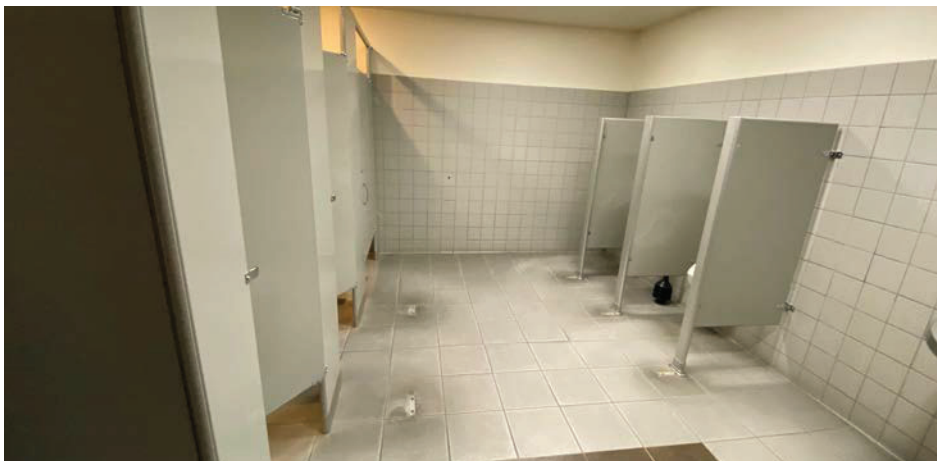
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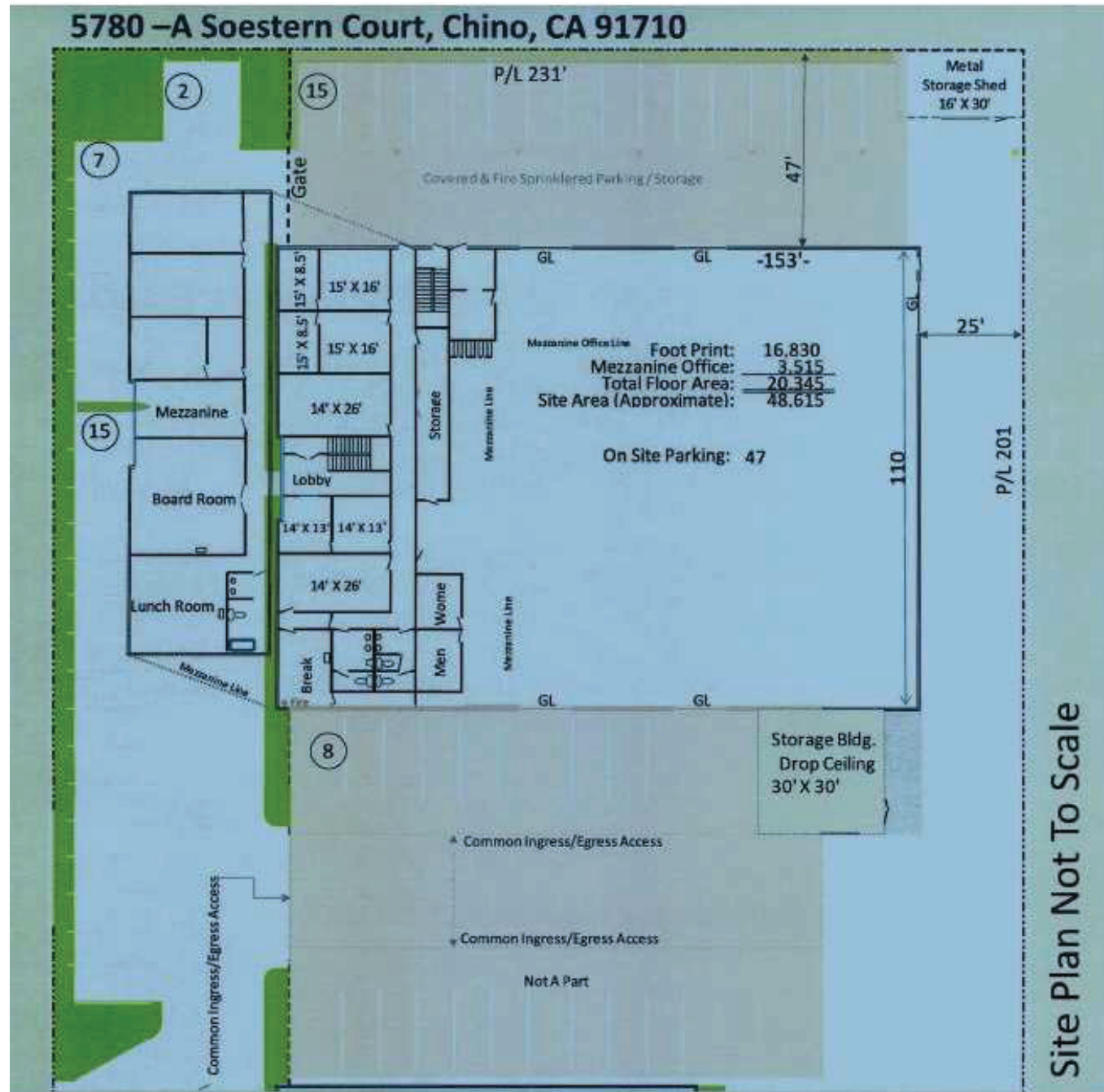


PROPERTY PHOTOS

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FLOOR PLAN - UNIT B - 32,010 SF

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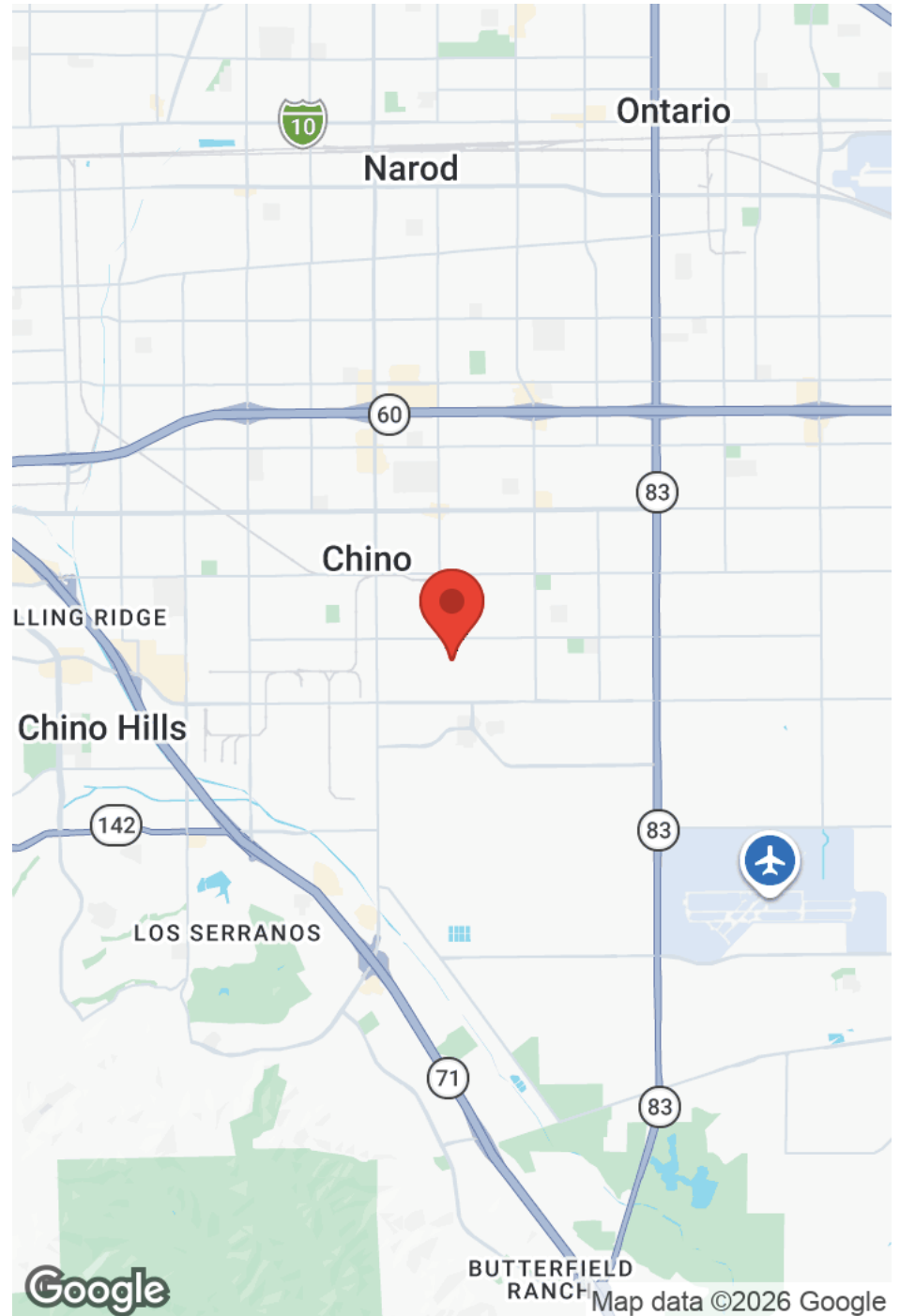
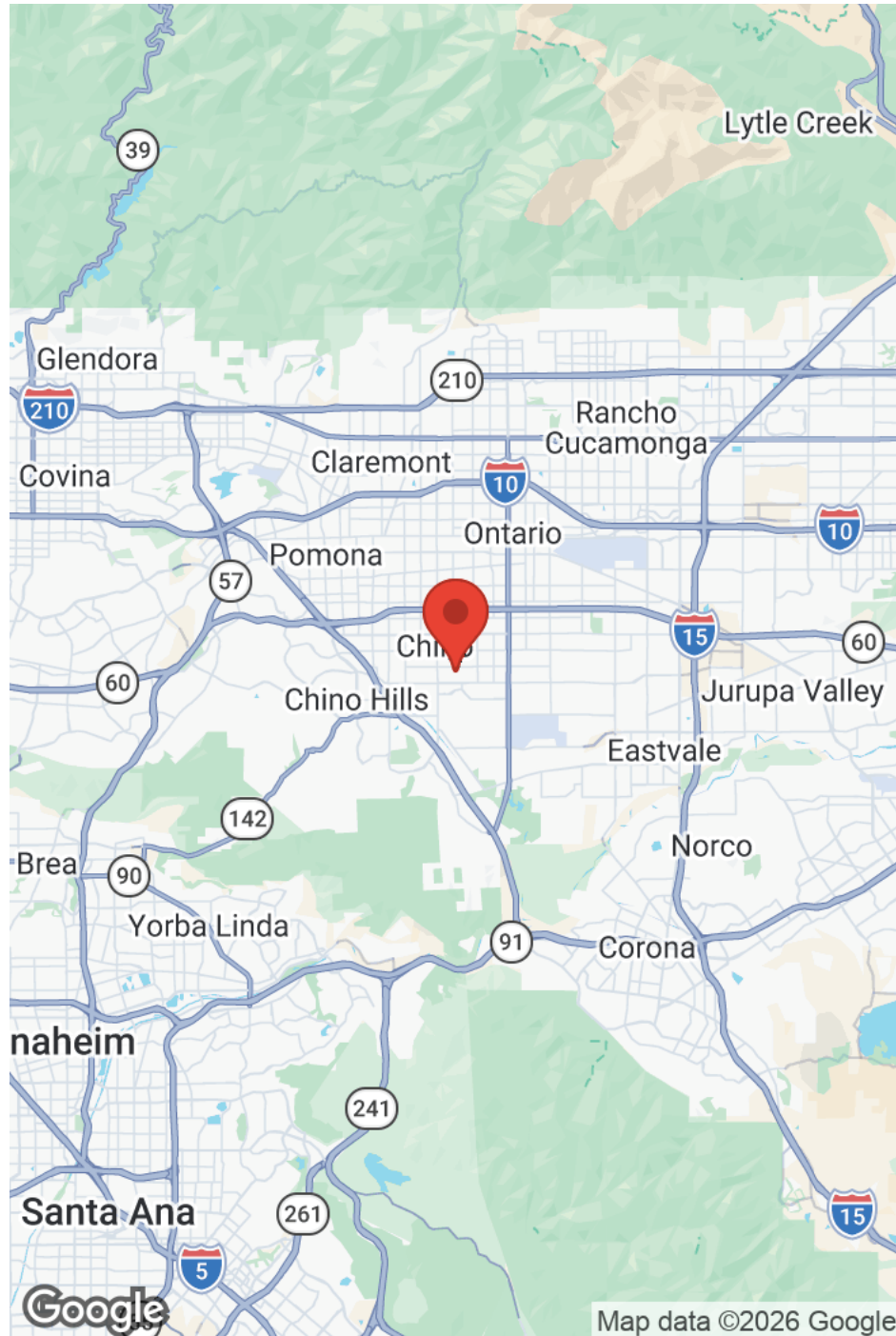


First Floor

Second Floor

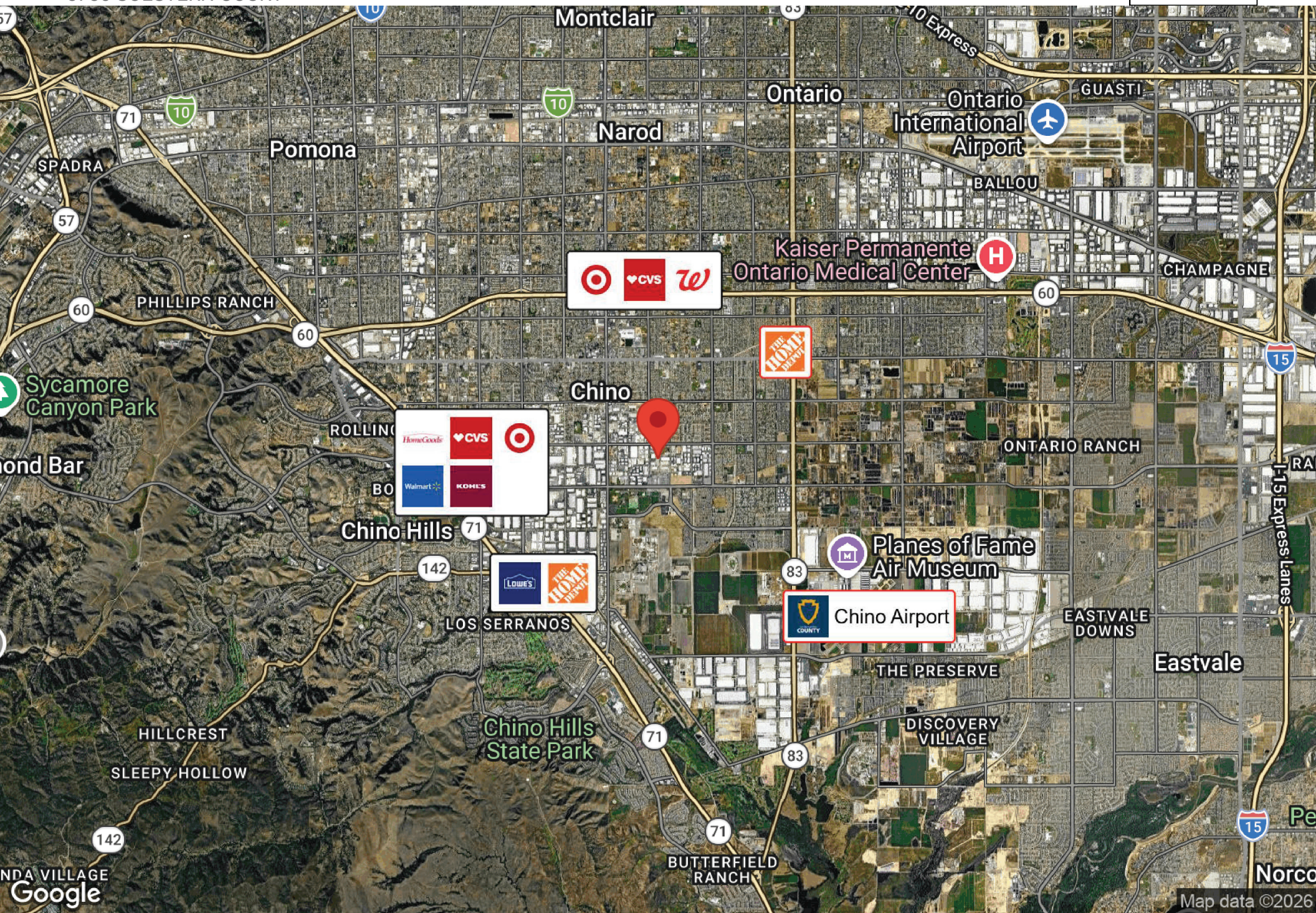
LOCATION MAPS

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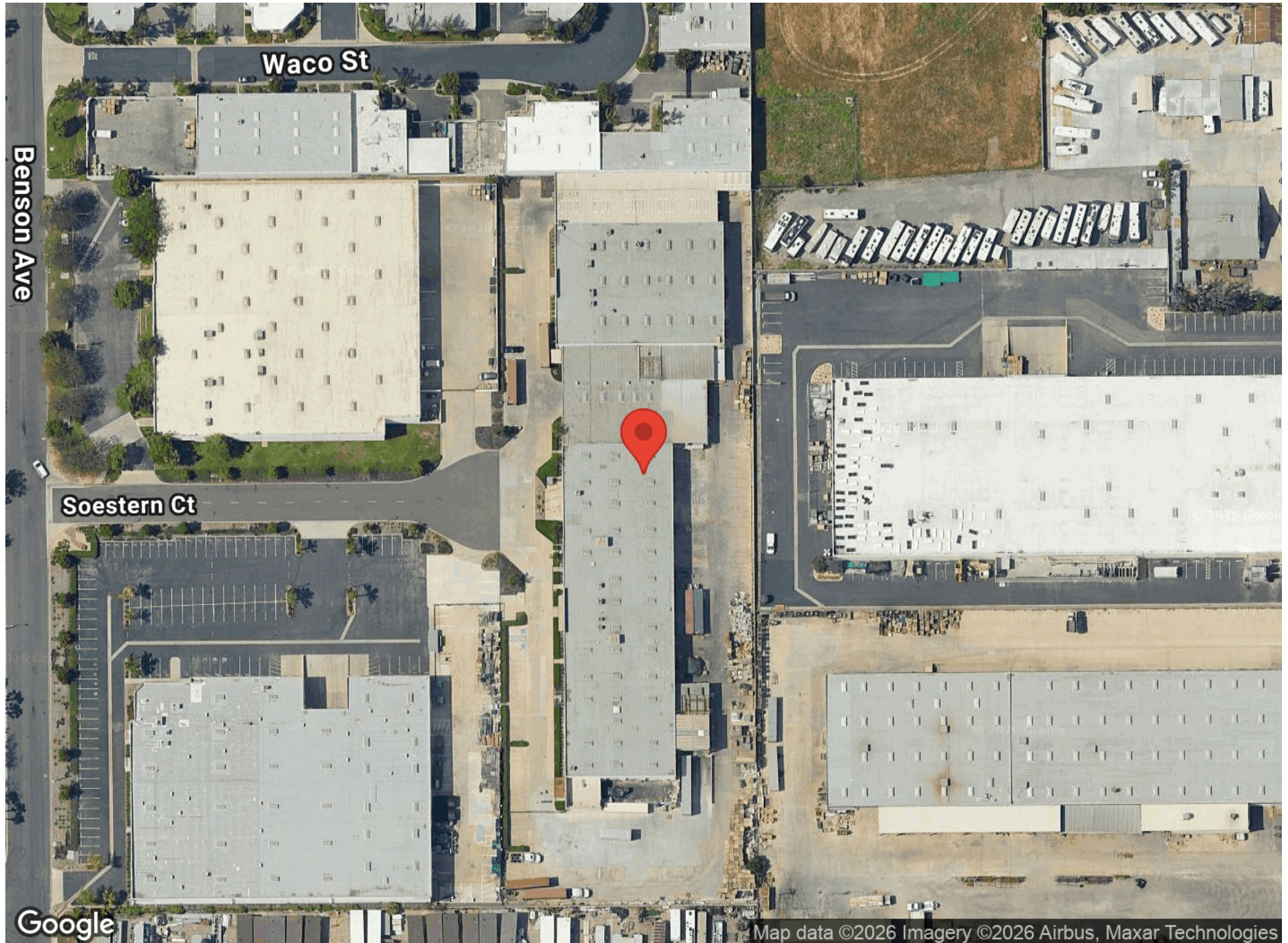
BUSINESS MAP

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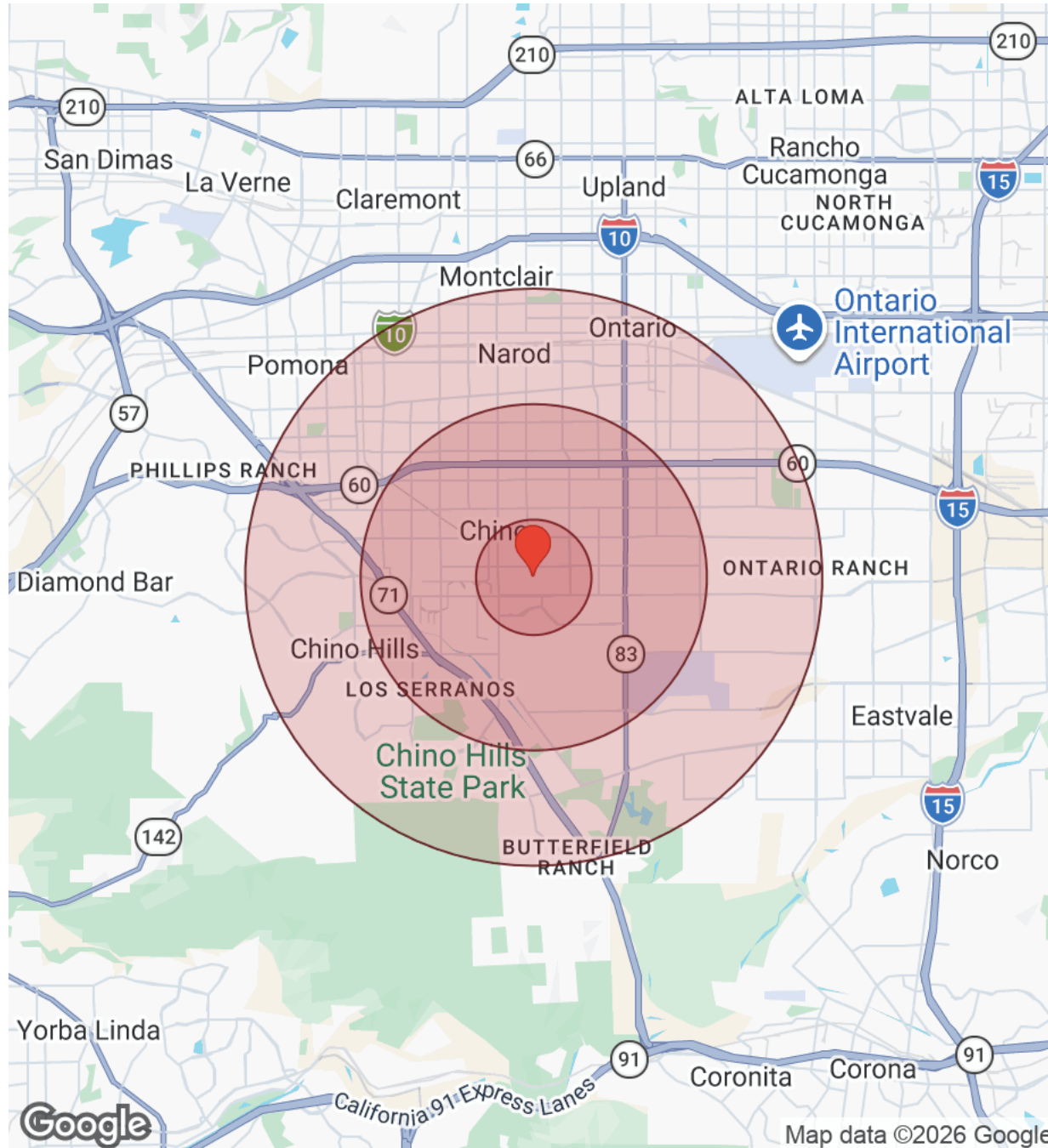
AERIAL MAP

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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,040	55,897	153,649
Female	4,682	54,230	152,277
Total Population	9,722	110,127	305,925

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,739	20,957	50,111
Black	604	6,178	17,652
Am In/AK Nat	16	231	581
Hawaiian	10	121	367
Hispanic	5,008	60,955	175,203
Asian	2,110	19,250	55,892
Multiracial	156	1,949	5,078
Other	81	496	1,040

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,873	35,362	96,546
Occupied	2,695	33,140	90,417
Owner Occupied	1,777	20,695	52,236
Renter Occupied	918	12,445	38,181
Vacant	179	2,223	6,129

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,875	19,775	58,954
Ages 15 - 24	1,225	14,852	43,049
Ages 25 - 54	4,280	47,261	133,095
Ages 55 - 64	1,221	13,102	34,380
Ages 65+	1,121	15,138	36,449

Income	1 Mile	3 Miles	5 Miles
Median	\$100,825	\$104,996	\$102,220
Under \$15k	206	1,931	5,614
\$15k - \$25k	152	942	3,129
\$25k - \$35k	65	1,317	3,602
\$35k - \$50k	300	2,418	7,536
\$50k - \$75k	365	4,942	13,408
\$75k - \$100k	248	4,265	10,955
\$100k - \$150k	534	6,587	18,779
\$150k - \$200k	275	5,031	12,622
Over \$200k	550	5,707	14,773

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