

INDUSTRIAL FOR LEASE

4475 EUCALYPTUS AVE, CHINO CA 91710

UNIT 220



FOR LEASE

**KW EXECUTIVE**

388 East Valley Boulevard, Ste 106  
Alhambra, CA 91801



Each Office Independently Owned and Operated

**PRESENTED BY:**

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4475 EUCALYPTUS AVENUE



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# EXECUTIVE SUMMARY

4475 EUCALYPTUS AVE, UNIT 220



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Market
<b>LEASE TERM:</b>	Negotiable up to 7 years
<b>AVAILABLE SF:</b>	18,328 SF
<b>BUILDING SF:</b>	35,855 SF
<b>CLEAR HEIGHT:</b>	24'
<b>DOCK DOORS:</b>	1 Door, 2 DH (Internal)
<b>GRADE DOORS:</b>	1 GL
<b>LOT SIZE:</b>	87,120 SF (2.0 AC)
<b>PARKING:</b>	62 (entire building)
<b>POWER:</b>	600 Amps, 120/208V, 3P
<b>ZONING:</b>	M1

## PROPERTY OVERVIEW

Approximately ±18,328 SF industrial warehouse and office space featuring a functional warehouse layout, approximately ±2,019 SF second-floor office area, 24-foot clear height, dock-high and ground-level loading, and ample on-site parking. Located within the highly sought-after Twin Oaks Business Park, the property offers convenient access to the 60 and 71 freeways, providing excellent connectivity throughout the Inland Empire and Southern California. Situated directly across from Home Depot and surrounded by established industrial and trade-related businesses, the property is well suited for warehousing, distribution, manufacturing, showroom, and related industrial uses.

## PROPERTY HIGHLIGHTS

- ±18,328 SF Industrial Warehouse / Office Space Available
- Approximately ±2,019 SF of second-Floor Office Area (per ownership)
- Located in the Twin Oaks Business Park
- Excellent Access to the 60 and 71 Freeways
- 24' Clear Height Warehouse
- 1 Ground-Level Door & 2 Internal Dock-High Loading Positions
- Approx. 600 Amp, 120/208 Volt, 3-Phase Power
- Ample On-Site Parking
- Corner Location with Excellent Visibility
- Across from Home Depot and Surrounded by Established Industrial Users
- Ideal for Warehousing, Distribution, Manufacturing, Showroom and Related Industrial Uses

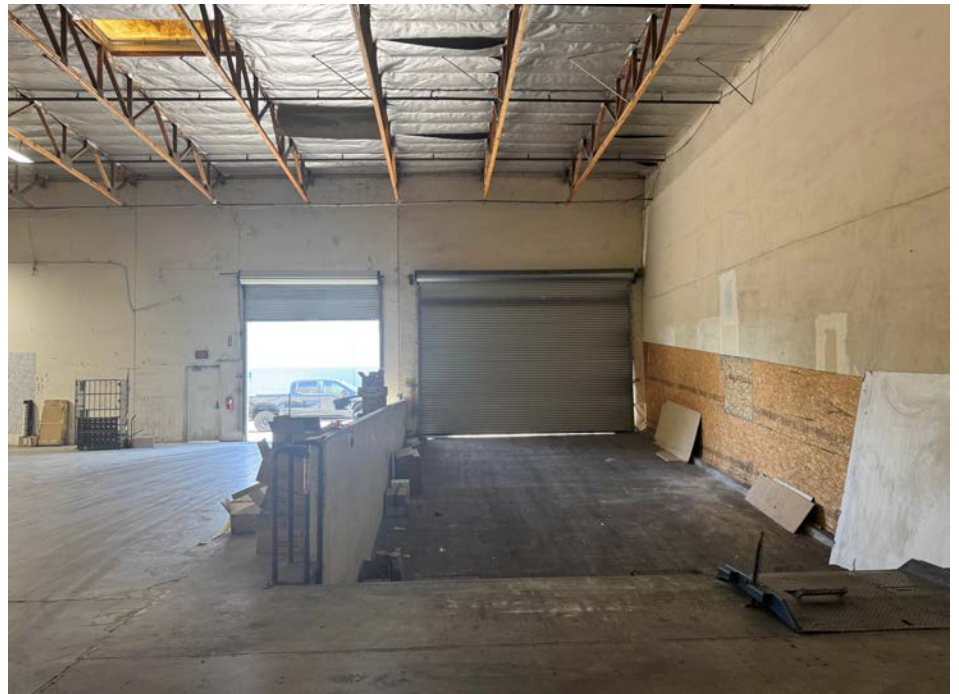
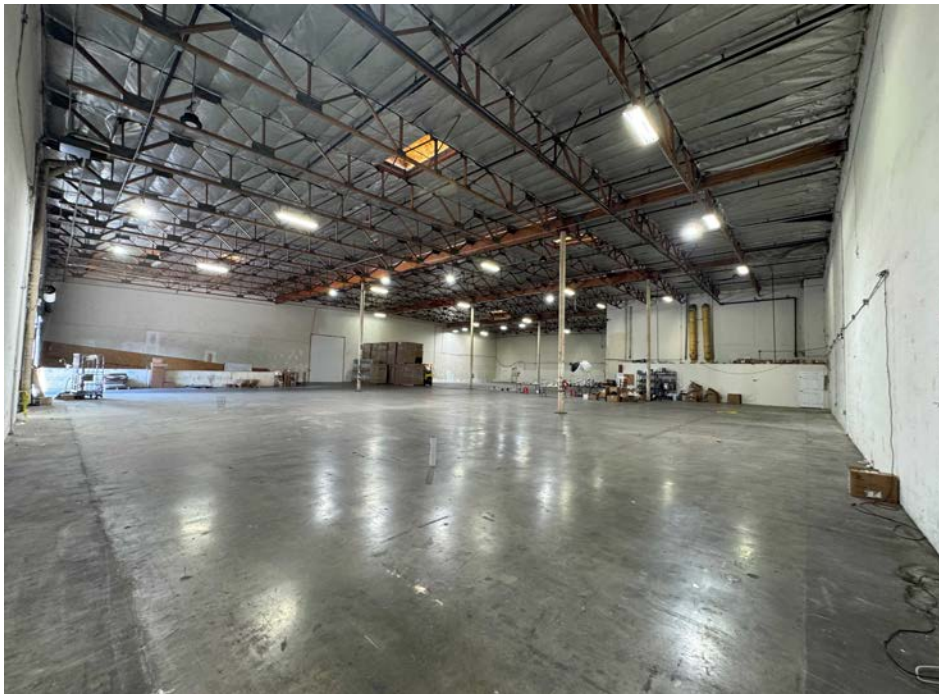
# PROPERTY PHOTOS

4475 EUCALYPTUS AVE, UNIT 220 - EXTERIOR



# PROPERTY PHOTOS

4475 EUCALYPTUS AVE, UNIT 220 - WAREHOUSE



# PROPERTY PHOTOS

4475 EUCALYPTUS AVE, UNIT 220 - OFFICE (2ND FLOOR)

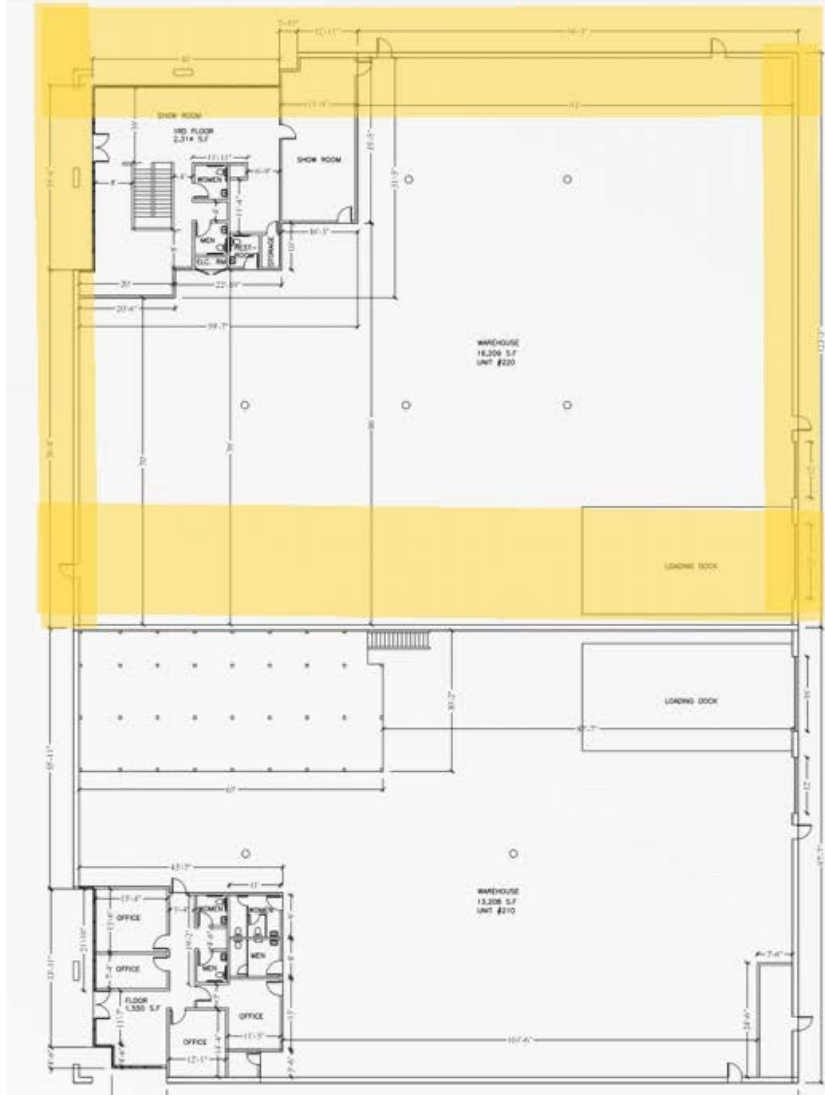


# FLOOR PLAN

4475 EUCALYPTUS AVE, UNIT 220 - 2ND FLOOR OFFICE

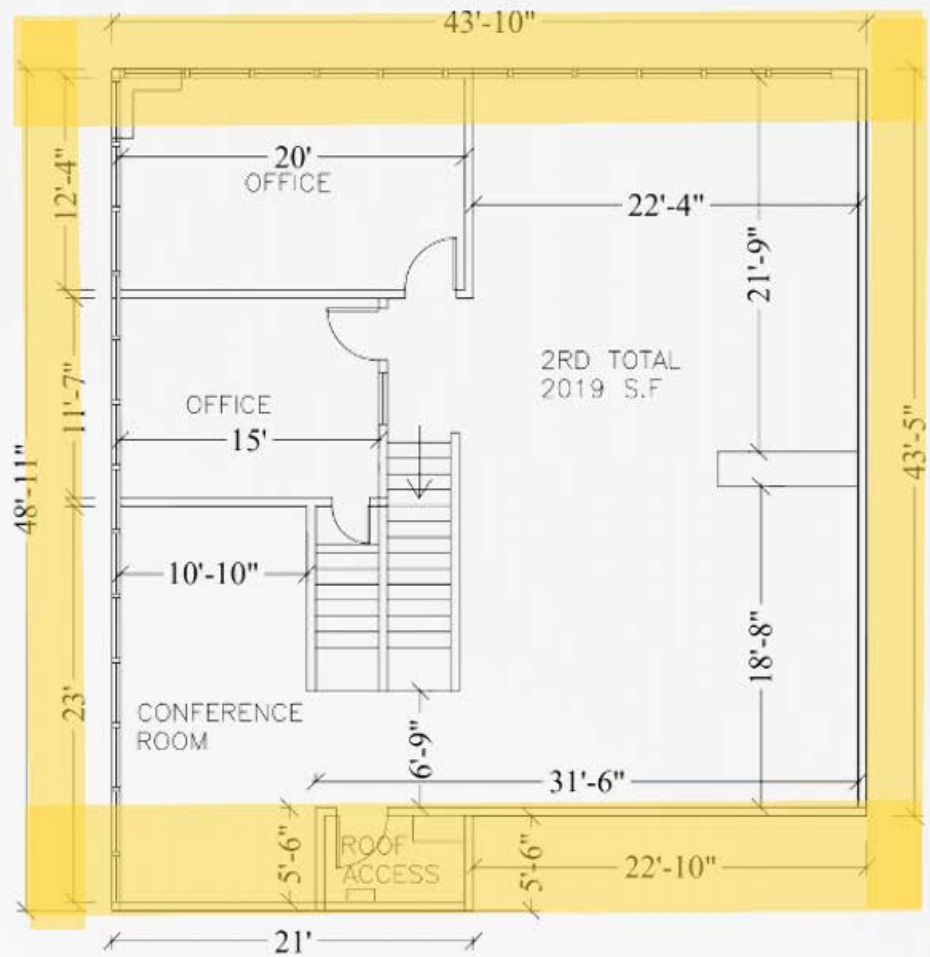


# Floor Plans



First Floor

## 2nd Floor Office



Second Floor

# PLOT MAP

4475 EUCALYPTUS AVE



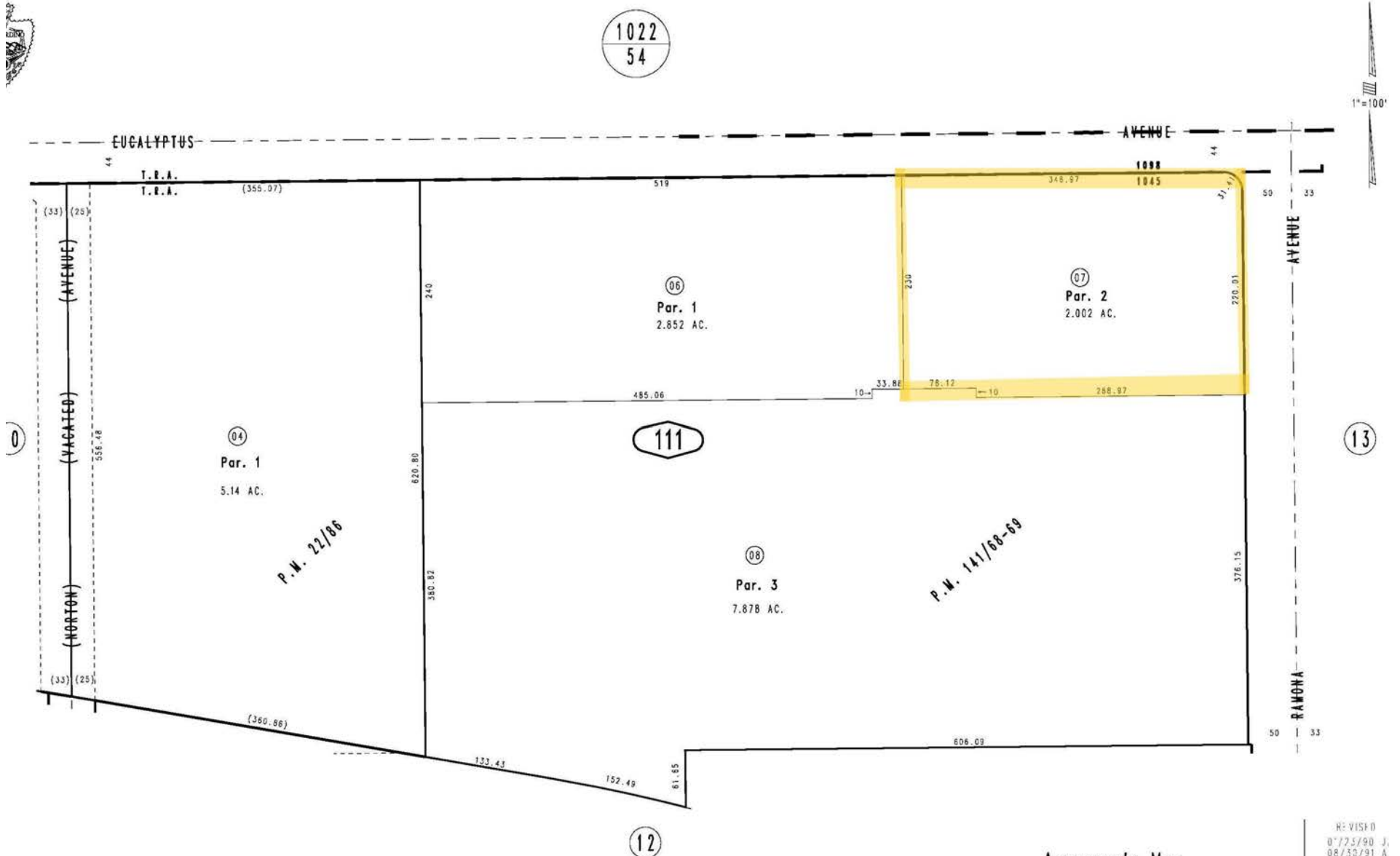
Ptn. Parcel Map No. 2632, P.M. 22/86

City of Chino  
Tax Rate Area  
1045,1098

1025 - 11

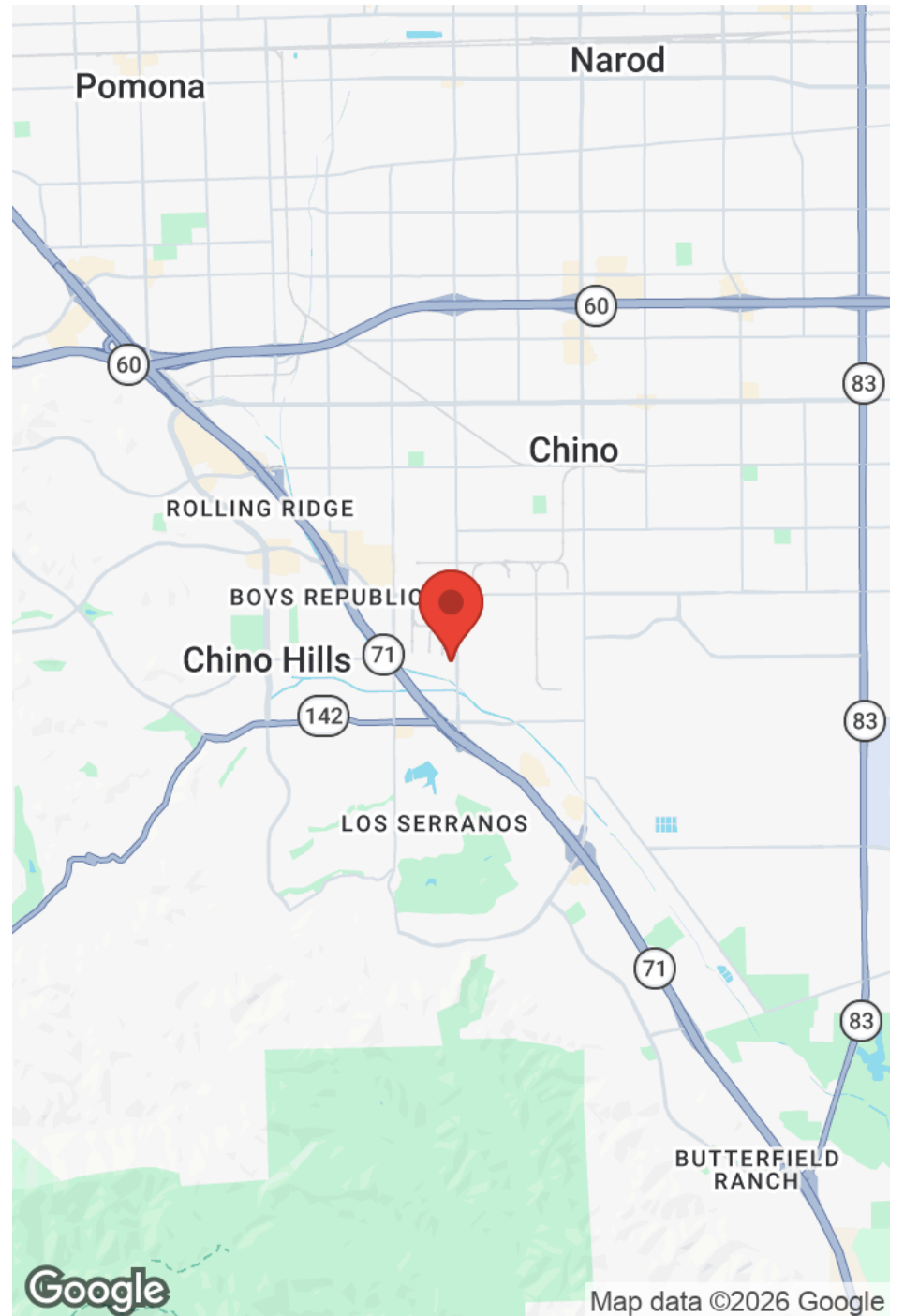
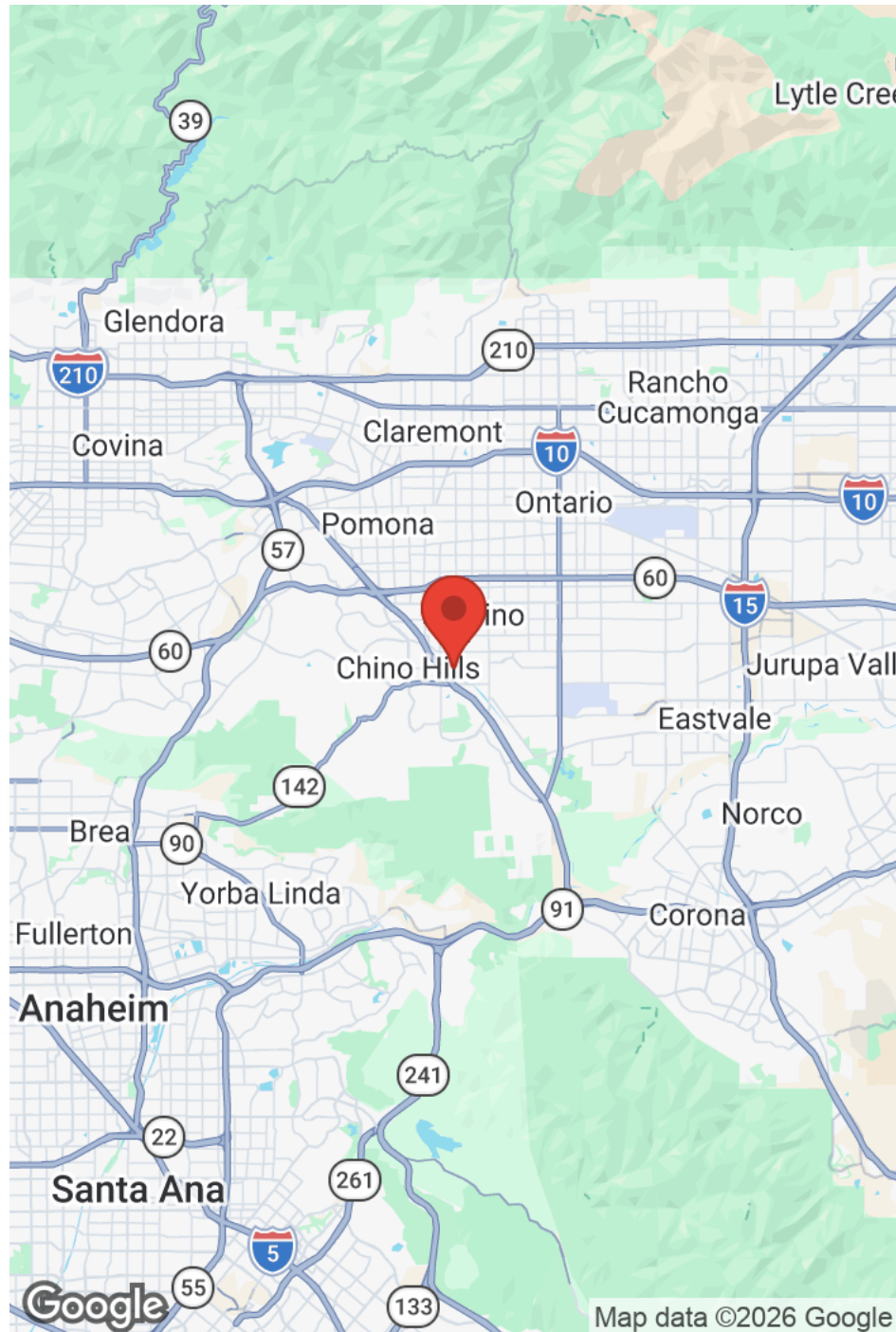
THE PURPOSES:  
TAXATION ONLY.

1022  
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# LOCATION MAPS

4475 EUCALYPTUS AVE



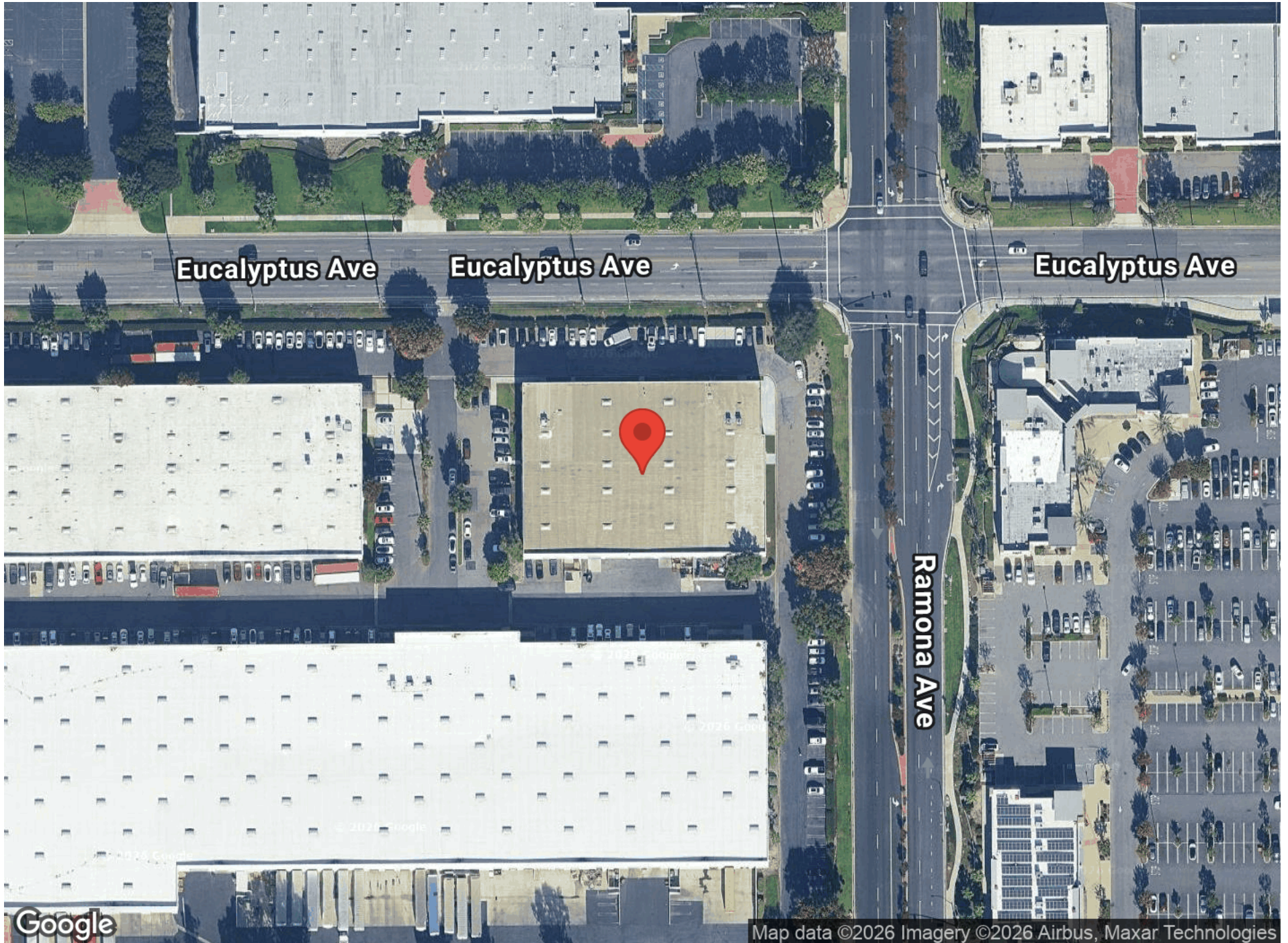
# BUSINESS MAP

4475 EUCALYPTUS AVE



# AERIAL MAP

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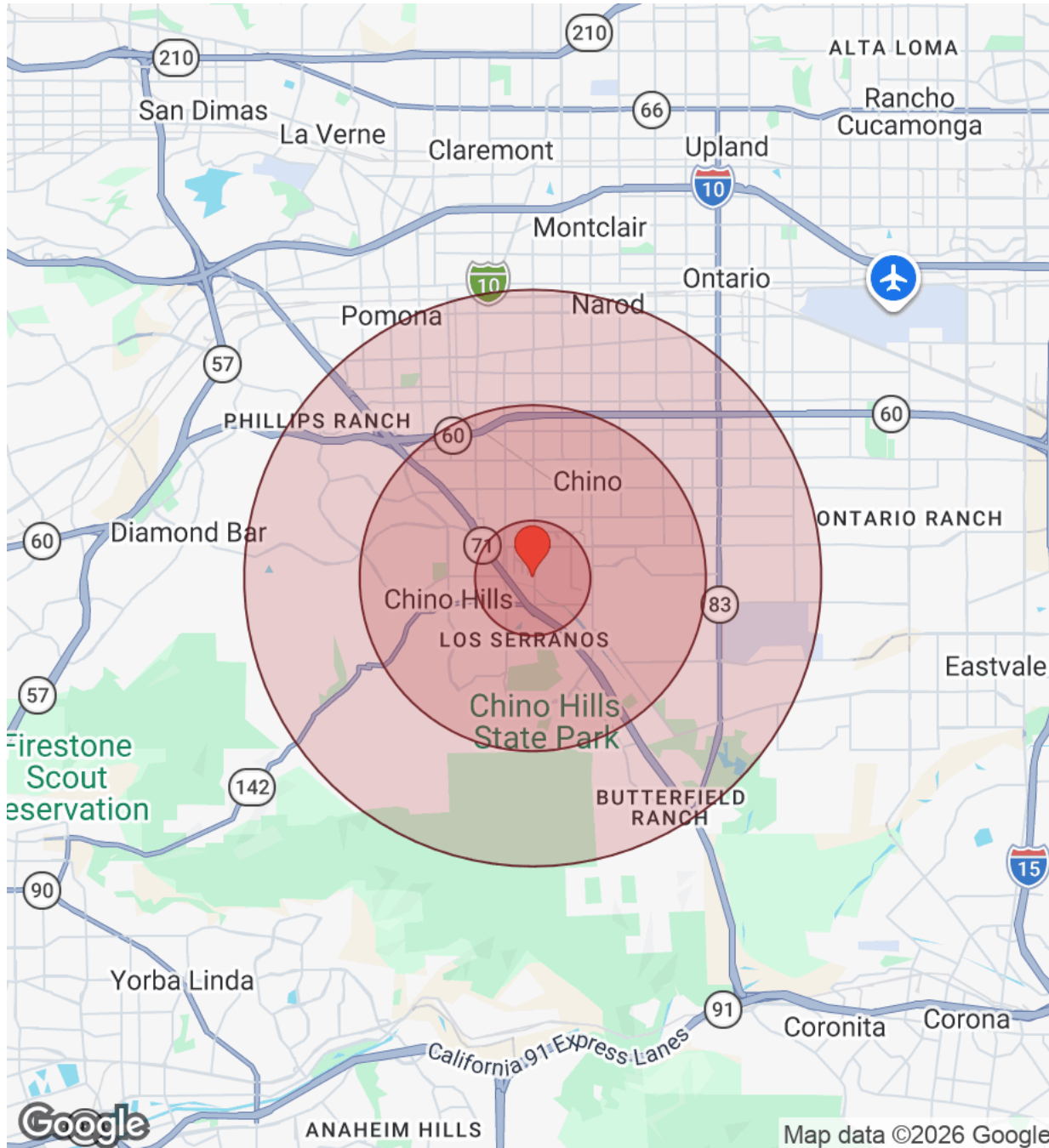


Google

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# DEMOGRAPHICS

4475 EUCALYPTUS AVE



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,391	52,603	126,384
Female	3,496	52,915	125,555
Total Population	6,887	105,519	251,939

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,747	20,428	42,804
Black	342	5,614	14,134
Am In/AK Nat	9	169	428
Hawaiian	10	127	277
Hispanic	3,180	49,098	133,276
Asian	1,441	27,794	55,880
Multiracial	134	1,963	4,308
Other	25	327	806

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,616	35,078	80,680
Occupied	2,434	32,848	75,576
Owner Occupied	1,413	21,136	47,695
Renter Occupied	1,021	11,712	27,881
Vacant	181	2,230	5,105

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,127	19,543	46,555
Ages 15 - 24	923	14,284	34,720
Ages 25 - 54	2,896	44,543	107,039
Ages 55 - 64	784	12,992	30,409
Ages 65+	1,158	14,157	33,215

Income	1 Mile	3 Miles	5 Miles
Median	\$94,118	\$114,180	\$108,725
Under \$15k	125	1,970	4,821
\$15k - \$25k	25	780	2,451
\$25k - \$35k	79	953	2,614
\$35k - \$50k	162	2,393	5,814
\$50k - \$75k	529	4,255	9,880
\$75k - \$100k	388	3,923	9,144
\$100k - \$150k	478	6,583	15,638
\$150k - \$200k	269	4,642	11,022
Over \$200k	379	7,350	14,193



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