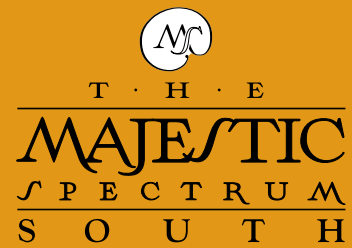


FOR LEASE

2-Building Campus

Totaling 885,000 SF



CHINO HILLS PARKWAY

5116-5166 CHINO HILLS PARKWAY, BLDG 4, CHINO, CA
5026-5076 CHINO HILLS PARKWAY, BLDG 5, CHINO, CA

FEATURES

Building 4: 435,000 SF

Building 5: 450,000 SF

Office Space: ±2,740 SF

±6,564 SF

Clearance: 30'

30'

Loading: 64-9' x 10' DH Doors
-59 w/ Pit-Type Levelers &
Z-Guards

64-9' x 10' DH Doors
-59 w/ Pit-Type Levelers &
Z-Guards

Fire Sprinklers: ESFR (K-17)

2 Ground Level Ramps

2 Ground Level Ramps

Power: 1,200 amp, 277/480v, 3 ph

ESFR (K-17)

Lighting: T-8 Fluorescent w/ Motion
Sensors

1,200 amp, 277/480v, 3 ph
T-8 Fluorescent w/ Motion
Sensors

Car Parking: 210 Auto (Expandable)

207 Auto (Expandable)

Trailer Parking: 74 Trailer

77 Trailer

UP Rail Service: 11-10' x 13' Doors
(Subject to UPRR Approval)

13-10' x 13' Doors
(Subject to UPRR Approval)

Fully Secured Truck Court with Guard House/Gate Access

151 Trailer Storage Positions in Addition to 128 DH Doors

Immediate Access to the Chino Hills (71), Pomona (60) and Riverside (91)

Freeways

Part of a 2.5 Million SF Master-Planned Intermodal Industrial Park



13191 Crossroads Parkway North, 6th Floor, City of Industry, CA 91746
(562) 692-9581 | www.majesticrealty.com | R.E. License #00255328 (CA)

Mitch Embrey

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membrey@majesticrealty.com

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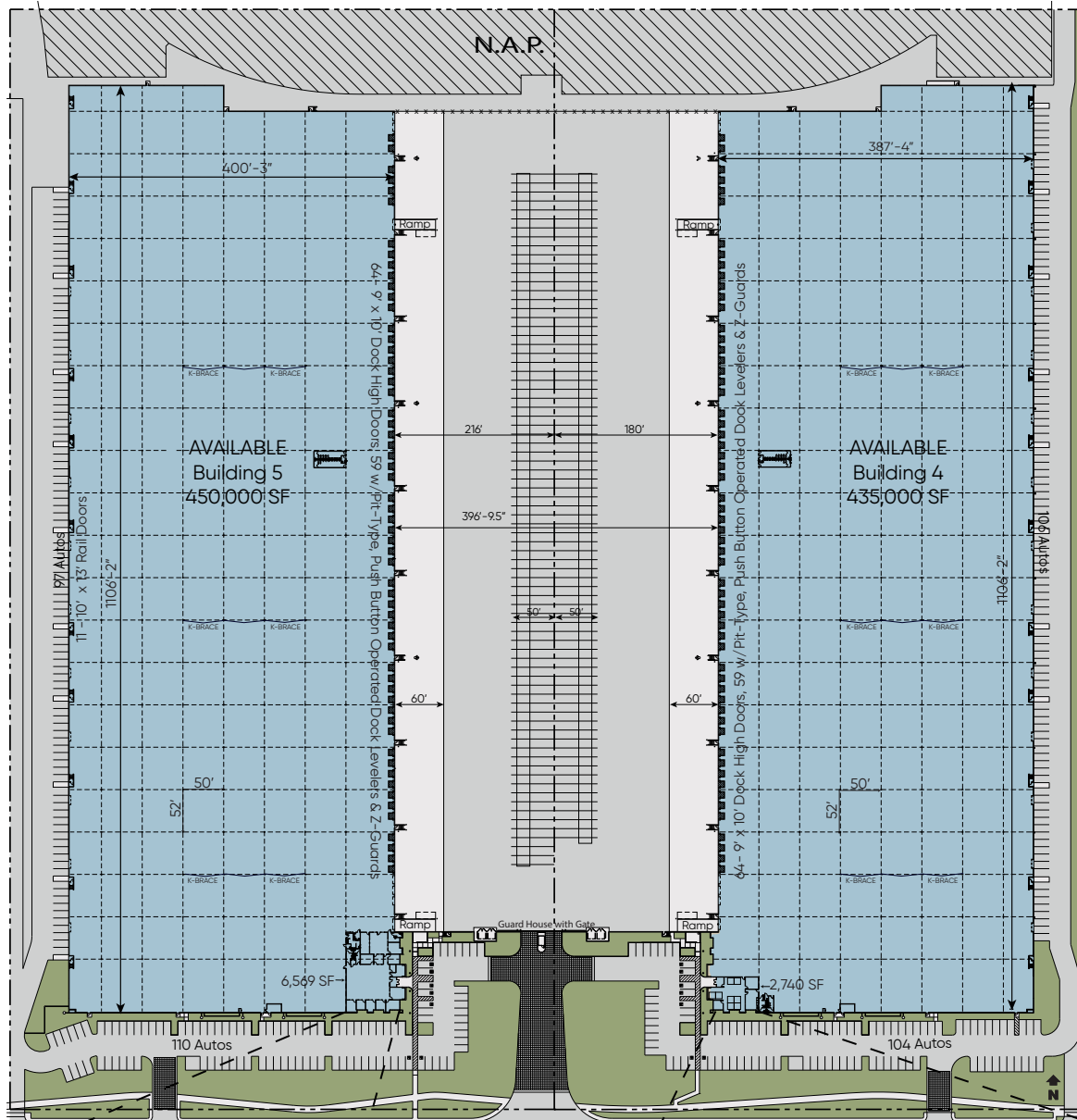
Trent Wylde

(562) 948-4315

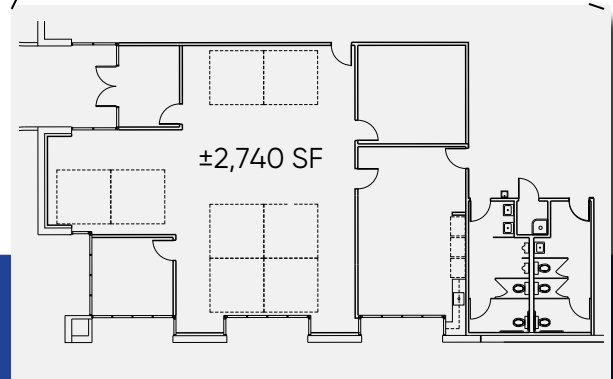
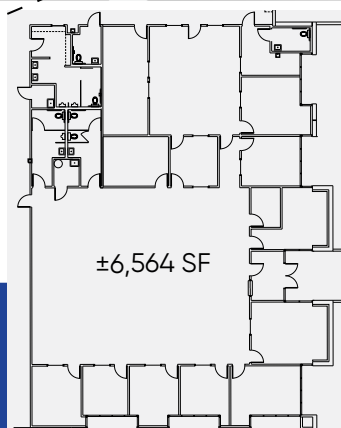
twylde@majesticrealty.com

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Site Plan



CHINO HILLS PARKWAY



This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.

FOR LEASE

2-Building Campus

Totaling 885,000 SF



Photos & Local Amenities



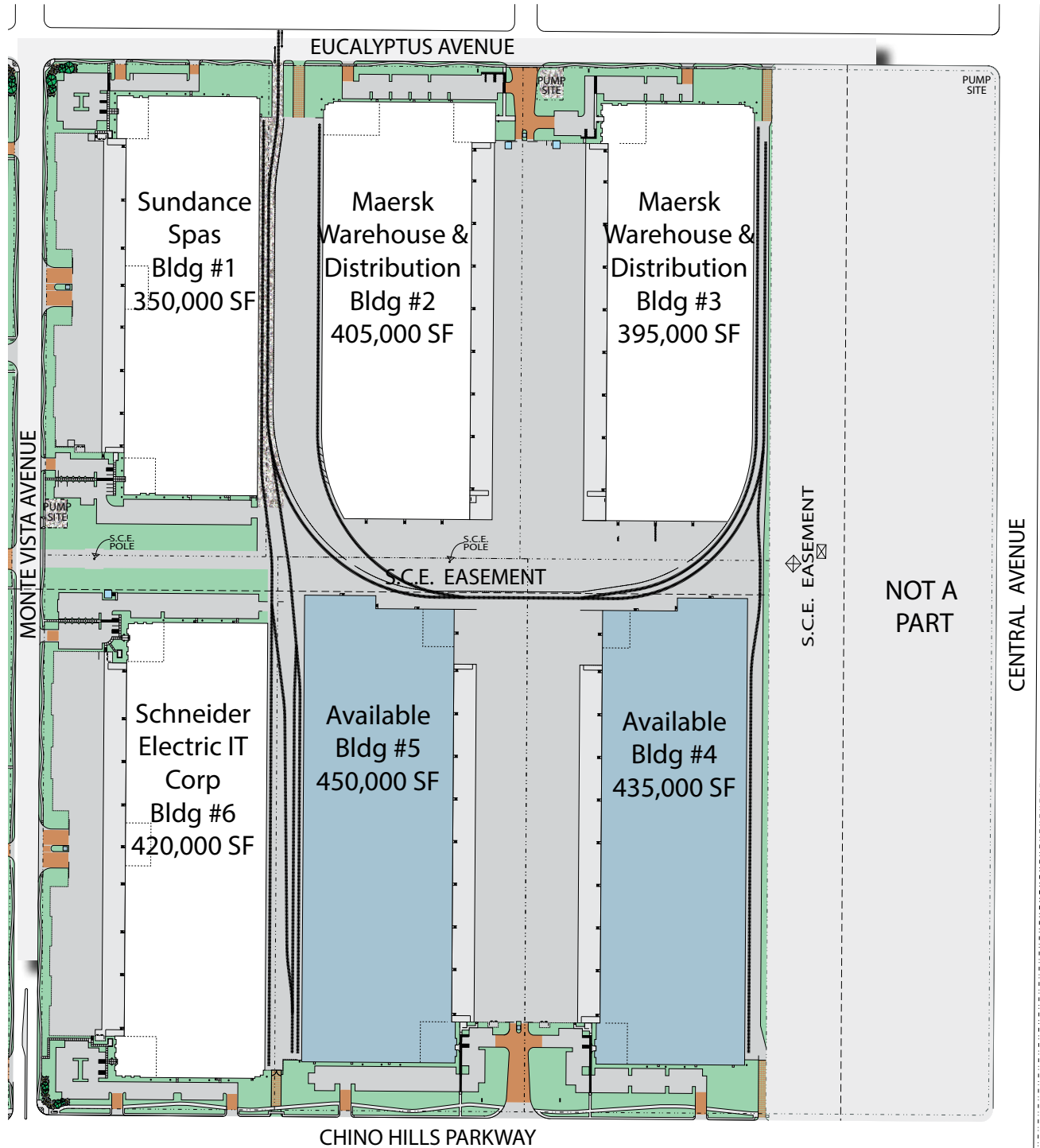
FOR LEASE

2-Building Campus

Totaling 885,000 SF



Park Site Plan



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