

# ±34,568 SF

## THREE (3) DOCK HIGH POSITIONS

## SECURED YARD



# AVAILABLE FOR LEASE

### Property Features

- Three (3) Exterior Dock Doors, Large Secured Loading Area for Trucks With 53' Trailers & Two (2) Ground Level Doors
- ±1,550 SF Office Space
- 24' Minimum Clearance
- 400 Amps | 277/480v | 3 Phase
- .60 GPM / 3,000 SF Sprinkler System
- M-1 Zoning
- 60 Parking On Site Spots
- Corner Location With Major Street Frontage – High Corporate Image
- Emergency Power Generator



## 13720 Magnolia Avenue Chino, CA 91710

**Voit**  
REAL ESTATE SERVICES

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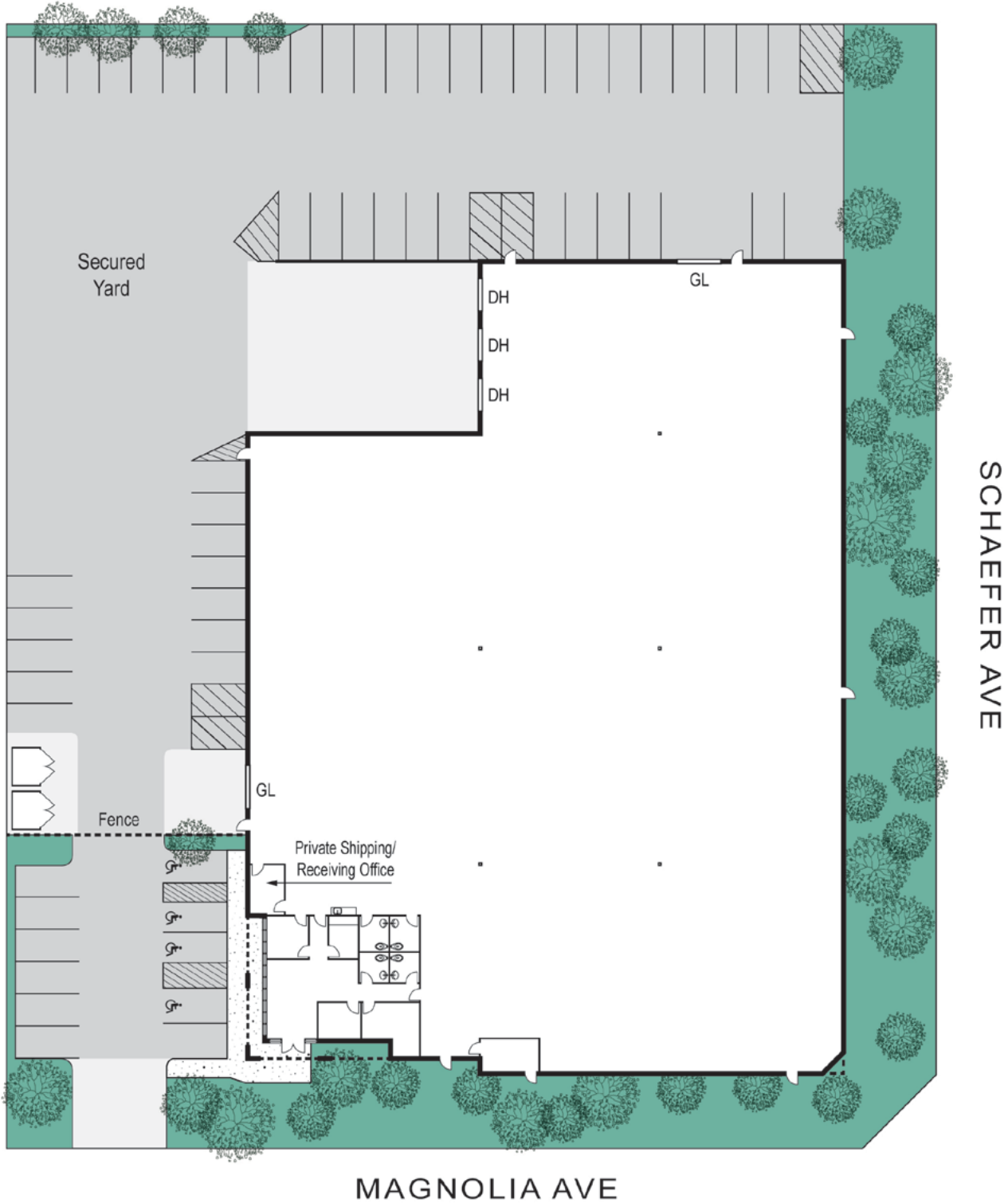


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# AVAILABLE FOR LEASE | ±34,568 SF DOCK HIGH UNIT



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