

WATSON

COMMERCE CENTER

410,260 SF

Available For Lease



Legacy BuildingSM 827

6509 Kimball Avenue, Chino, CA



Build Green. Everyone Profits.

LEED- Leadership in Energy & Environmental Design

Legacy BuildingSM 827 has been constructed as an LEED[®] certified building. LEED[®] developments are voluntary and are designed to be environmentally responsible, high performing, sustainable and healthy places to work.

*LEED is a registered trademark of the U.S. Green Building Council.

SPECIFICATIONS

BUILDING SIZE: 410,260 SF

OFFICE SIZE: 5,235 SF

LAND SIZE: 901,062 SF

TRUCK POSITIONS: Dock High: 61 (9' x 10')
Ground Level Ramp: 2 (12' x 14')

TRUCK TURNING RADIUS: 185'

MINIMUM CLEARANCE: 36'

SPRINKLER SYSTEM: ESFR

POTENTIAL POWER CAPACITY: 1,200 amps,
480/277 volts, 3 phase, 4 wire (Expandable)

WAREHOUSE LIGHTING: LED with motion sensors

WAREHOUSE FANS: 6 HVLS

TRAILER STORAGE POSITIONS: 80

PARKING SPACES: 178 (Expandable)

LEGACY FEATURES

100% concrete truck courts

3% skylights

Architectural two-story glass entries

7" thick reinforced, 4,000 psi
concrete floor slabs

Abundant clerestory glass

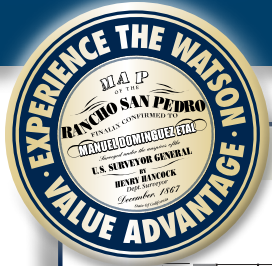


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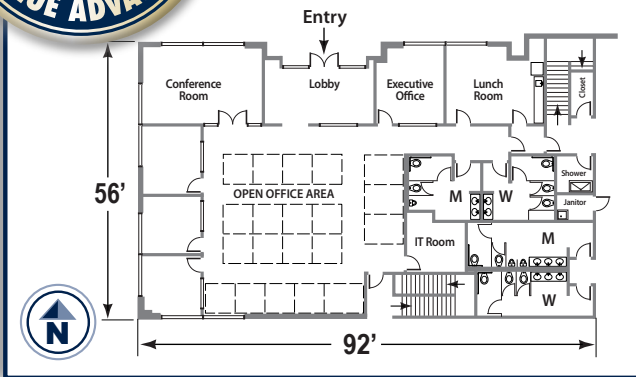
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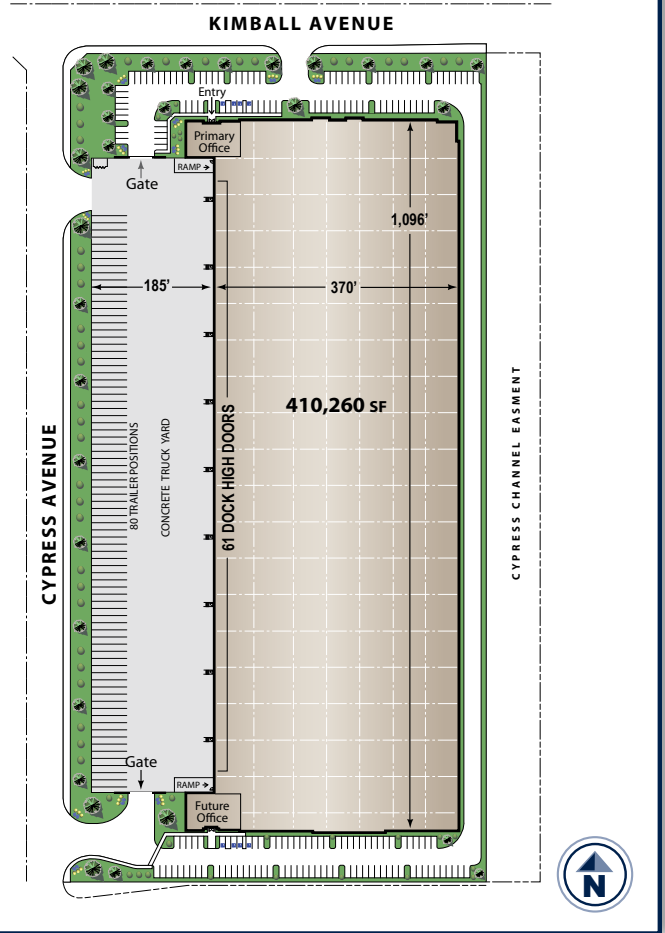


OFFICE PLAN 5,235 SF

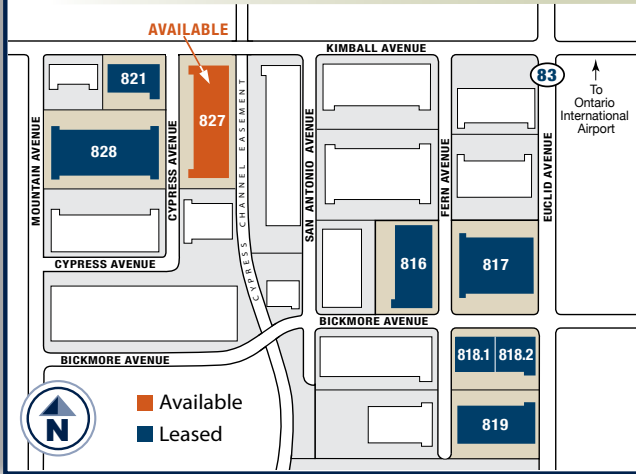


LEGACY BUILDINGSM 827 SITE PLAN

LEED[®] Certified



WATSON COMMERCE CENTER CHINO



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