

WATSON

INDUSTRIAL PARK CHINO

505,735 SF

Available For Lease



36' Clear Height for up to 25% more storage space



Build Green. Everyone Profits.

LEED- Leadership in Energy & Environmental Design

Legacy BuildingSM 839 has been constructed as a 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.

Legacy BuildingSM 839

15097 Van Vliet Avenue, Chino, CA

SPECIFICATIONS

BUILDING SIZE: 505,735 SF

OFFICE SIZE: 10,733 SF (includes 5,265 SF finished mezzanine)

LAND SIZE: 1,112,204 SF

TRUCK POSITIONS: Dock high: 104 (9' x 10')
Ground level ramp: 2 (12' x 14')

TRUCK TURNING RADIUS: 190'
Cross-dock loading

MINIMUM CLEARANCE: 36'

SPRINKLER SYSTEM: ESFR (K 25.2 heads)

TRAILER STORAGE SPACES: 141

POTENTIAL POWER CAPACITY: 3,000 amps,
277/480 volts, 3 phase, 4 wire

WAREHOUSE LIGHTING: LED with motion sensors

PARKING SPACES: 204

LEGACY FEATURES

6 1/2" thick, reinforced,
100% concrete truck courts

3% skylights

Architectural two-story glass entries

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

Abundant clerestory glass



WATSON

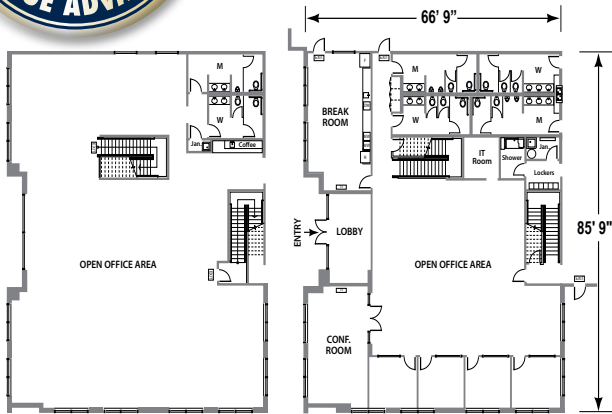
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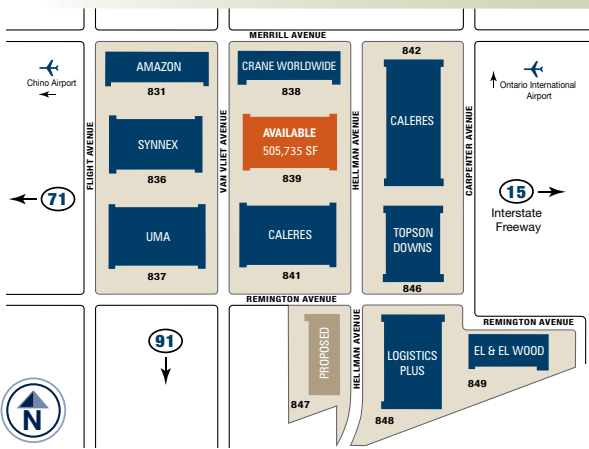
OFFICE PLAN 10,733 Total SF



Mezzanine 5,265 SF

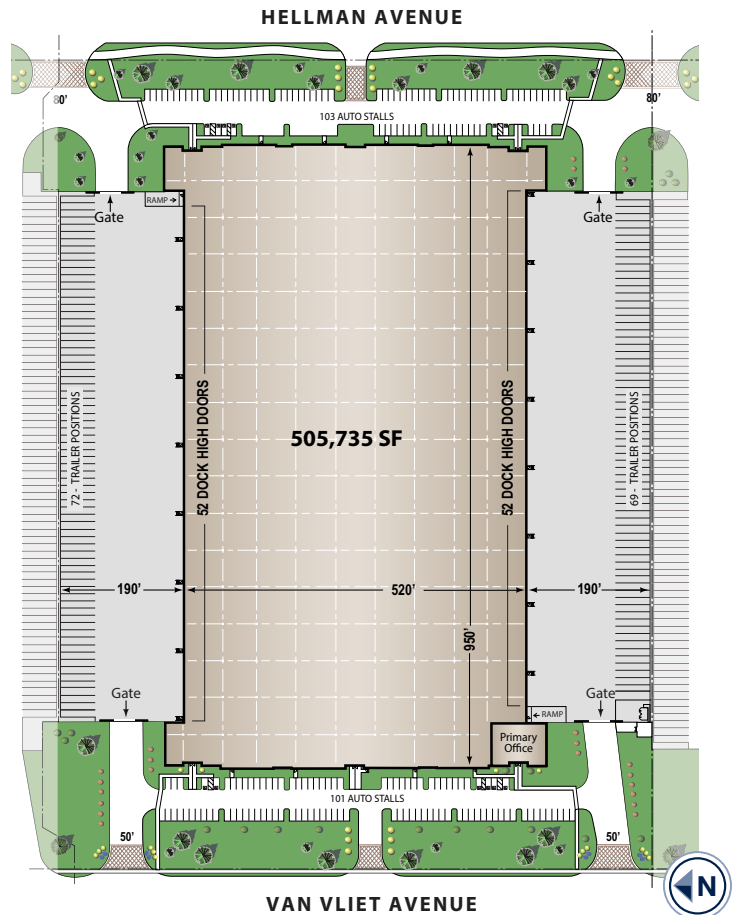
First Floor 5,468 SF

WATSON INDUSTRIAL PARK CHINO



LEGACY BUILDINGSM 839 SITE PLAN

LEED[®] Certified



Thomas E. Taylor

thomas.taylor@colliers.com
License # 00598896

Steven J. Bellitti

steve.bellitti@colliers.com
License # 01048797

Joey Jones

joey.jones@colliers.com
License # 01952925

Evelyn Manning

evelyn.manningi@colliers.com
License # 02052838

Ph 909.605.9400 Fax 909.396.4300



Our Knowledge is your Property

COLLIERS International

2855 E. Guasti Road
Suite 401

Ontario, CA 91761

colliers.com



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Developed Owned and Managed by WATSON LAND COMPANY 22010 Wilmington Avenue, Carson, California 90745

Phone 310.952.6417