

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')
Forty Five (45) 30,000 lb pit mounted dock levelers
Fourteen (14) 30,000 lb edge of dock levelers

BATTERY CHARGING STATIONS: 10

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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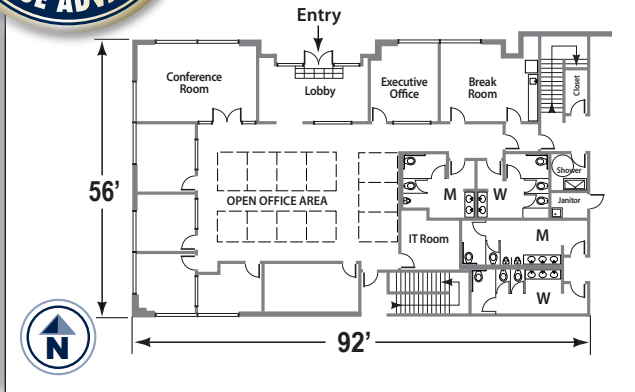
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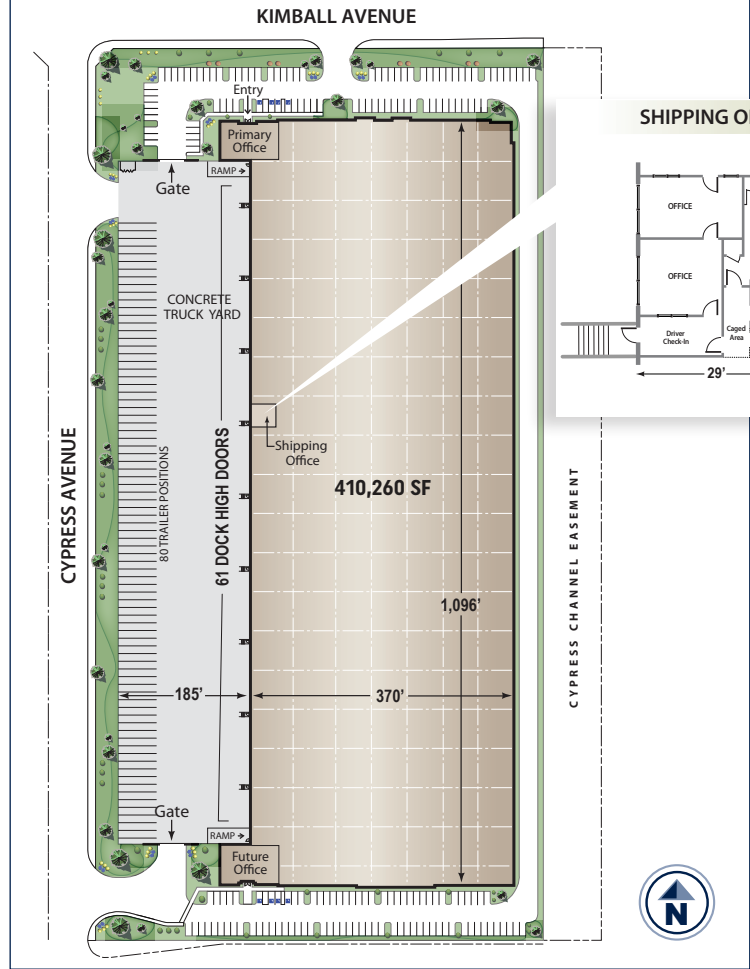
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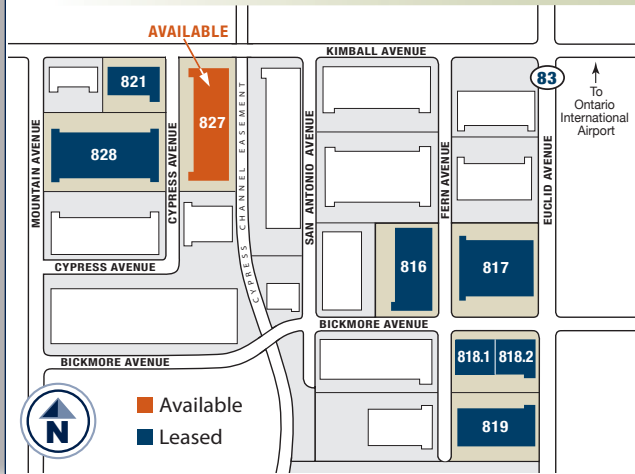
OFFICE PLAN 5,235 SF



LEGACY BUILDINGSM 827 SITE PLAN LEED[®] Certified



WATSON COMMERCE CENTER CHINO



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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