

# WATSON

INDUSTRIAL PARK CHINO

## 505,735 SF

Available For Lease

Cross Dock-Loading

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



Build Green. Everyone Profits.

### LEED- Leadership in Energy & Environmental Design

Legacy Building<sup>SM</sup> 839 has been constructed as a LEED<sup>®</sup> certified building. LEED<sup>®</sup> 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 Building<sup>SM</sup> **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: 93 (9' x 10')  
Ground level ramp: 2 (12' x 14')  
Fifty (50) 30,000 lb capacity edge of dock levelers  
Fifty Four (54) 30,000 lb mechanical pit mounted dock levelers

**BATTERY CHARGING STATIONS:** 10

**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

**HVLS FANS:** 4

**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

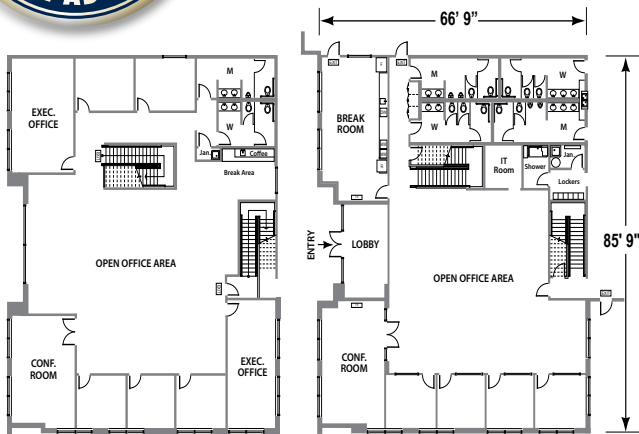
INDUSTRIAL PARK CHINO

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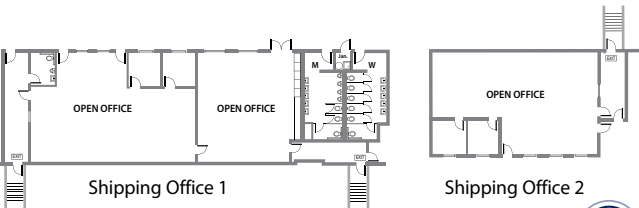


## OFFICE PLAN 10,733 Total SF



Mezzanine 5,265 SF

First Floor 5,468 SF



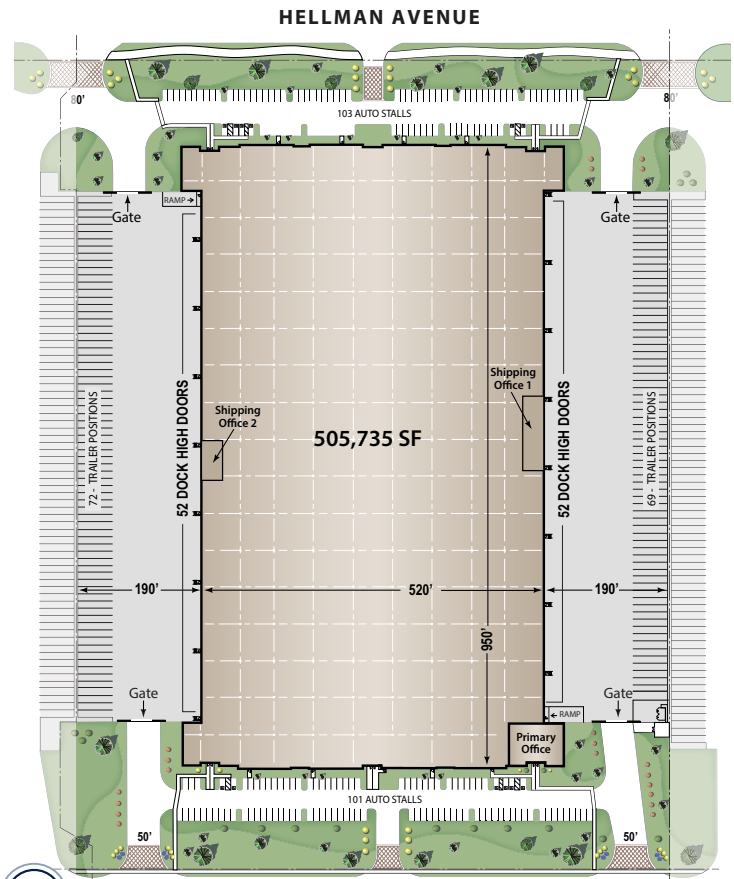
Shipping Office 1

Shipping Office 2



## LEGACY BUILDING<sup>SM</sup> 839 SITE PLAN

LEED<sup>®</sup> Certified



## WATSON INDUSTRIAL PARK CHINO



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