

WATSON

INDUSTRIAL PARK CHINO

500,470 SF

Available For Lease

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



Content Subject to Change

Legacy BuildingSM 839

15097 Van Vliet Avenue, Chino, CA



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.

SPECIFICATIONS

BUILDING SIZE: 500,470 SF

OFFICE SIZE: 0,000 SF

LAND SIZE: 1,112,204 SF

TRUCK POSITIONS: Dock High: 104 (9' x 10')
Ground Level Ramp: 2 (12' x 14')

TRUCK TURNING RADIUS: Up to 190'
Cross-Dock Loading

MINIMUM CLEARANCE: 36'

SPRINKLER SYSTEM: ESFR

TRAILER STORAGE SPACES: 141

POWER: 1,200 amps, 277/480 volts,
3 phase, 4 wire

PARKING SPACES: 204

LEGACY FEATURES

100% concrete truck courts

3% skylights

Architectural two-story glass entries

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

Abundant clerestory glass



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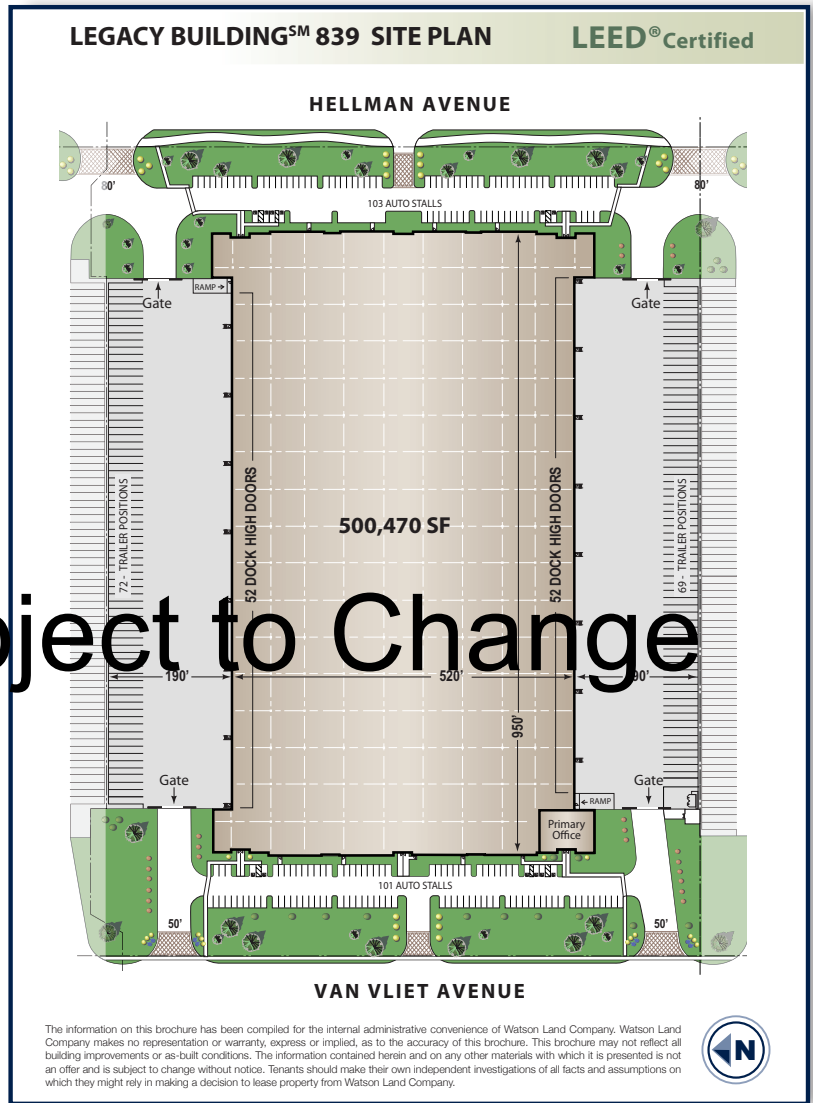


OFFICE PLAN 0,000 SF

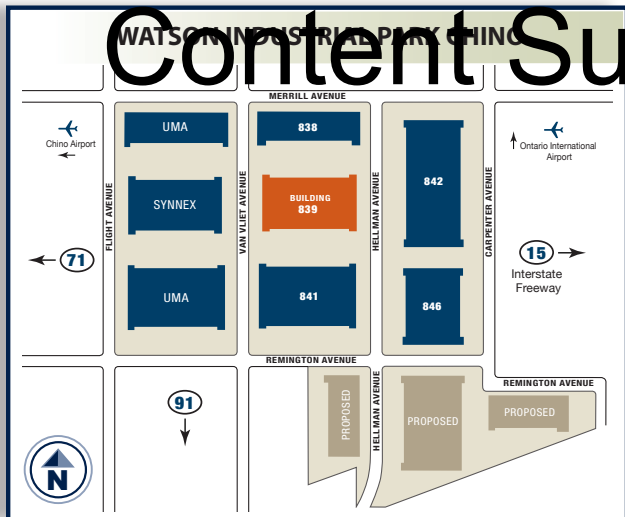


LEGACY BUILDINGSM 839 SITE PLAN

LEED[®] Certified



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For Further Information Please Contact:

Thomas E. Taylor
 thomas.taylor@colliers.com
 License # 00598896

Steven J. Bellitti
 steve.bellitti@colliers.com
 License # 01048797

Josh Hayes
 josh.hayes@colliers.com
 License # 01300731

Summer Coulter
 summer.coulter@colliers.com
 License # 01811350

Ph 909.860.3180 Fax 909.396.4300



Our Knowledge is your Property

COLLIERS International
 2855 E. Guasti Road
 Suite 401
 Ontario, CA 91761
 colliers.com

watsonipc.com