

# WATSON

INDUSTRIAL PARK CHINO

## 600,470 SF

Available For Lease

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



# Content Subject to Change

Legacy Building<sup>SM</sup> 841 | 15245 Van Vliet Avenue, Chino, CA



Build Green. Everyone Profits.

### LEED- Leadership in Energy & Environmental Design

Legacy Building<sup>SM</sup> 841 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.

### SPECIFICATIONS

**BUILDING SIZE:** 600,470 SF

**OFFICE SIZE:** 0,000 SF

**LAND SIZE:** 1,334,754 SF

**TRUCK POSITIONS:** Dock High: 108 (9' x 10')  
Ground Level Ramp: 2 (12' x 14')

**TRUCK TURNING RADIUS:** Up to 240'  
Cross-Dock Loading

**MINIMUM CLEARANCE:** 36'

**SPRINKLER SYSTEM:** ESFR

**TRAILER STORAGE SPACES:** 215

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

**PARKING SPACES:** 234

### 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



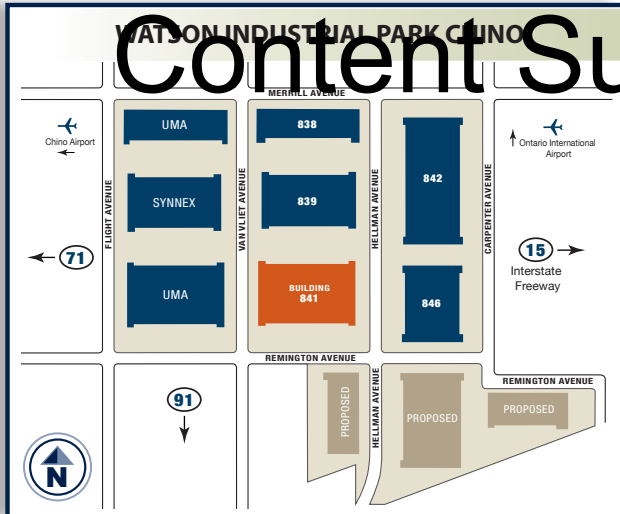
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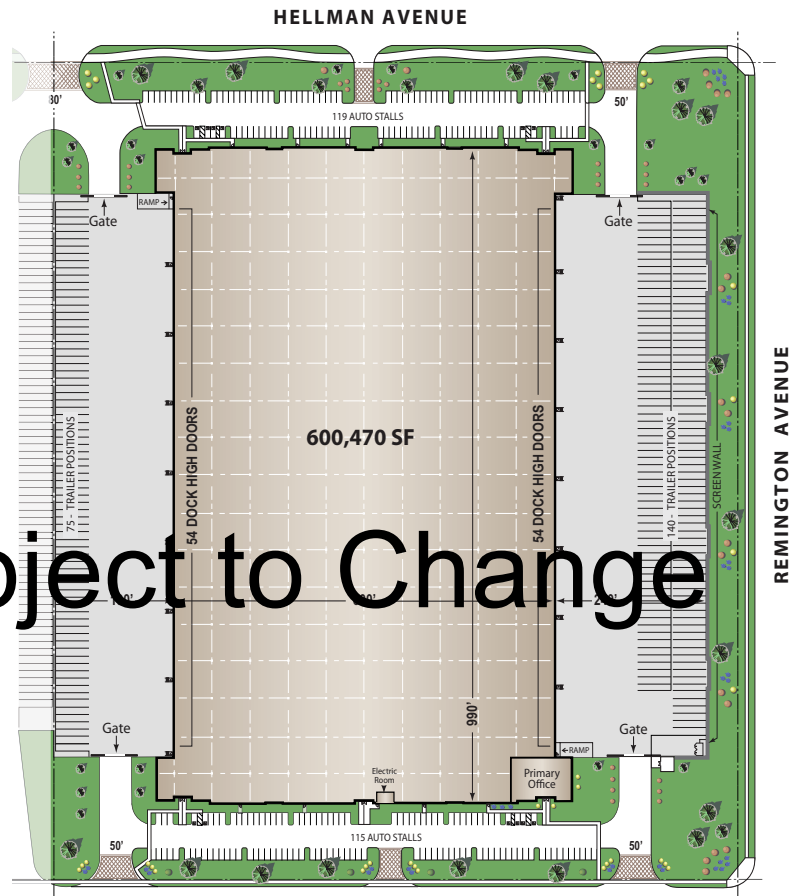


**OFFICE PLAN** 0,000 SF



## LEGACY BUILDING<sup>SM</sup> 841 SITE PLAN

**LEED® Certified**



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