

# WATSON

INDUSTRIAL PARK CHINO

## 323,030 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 Building<sup>SM</sup> 831 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> 831

8601 Merrill Avenue, Chino, CA

#### SPECIFICATIONS

**BUILDING SIZE:** 323,030 SF

**OFFICE SIZE:** 5,225 SF (5,050 SF unimproved mezzanine, not included in square footage)

**LAND SIZE:** 738,522 SF

**TRUCK POSITIONS:** Dock High: 61 (9'x 10')  
Ground Level Ramp: 1 (12'x 14')

**TRUCK TURNING RADIUS:** 185'

**MINIMUM CLEARANCE:** 36'

**SPRINKLER SYSTEM:** ESFR (K 25.2 heads)

**TRAILER STORAGE SPACES:** 81

**POWER:** 2,000 amps, 277/480 volts,  
3 phase, 4 wire (Expandable)

**PARKING SPACES:** 302

#### LEGACY FEATURES

LED warehouse lights with motion sensors

100% concrete truck courts

3% skylights

Architectural two-story glass entries

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

Abundant clerestory glass

Motorized gate entry (Flight Ave.)

Guard shack (Flight Ave.)

Forty (40) 35,000 LB. EOD load levelers



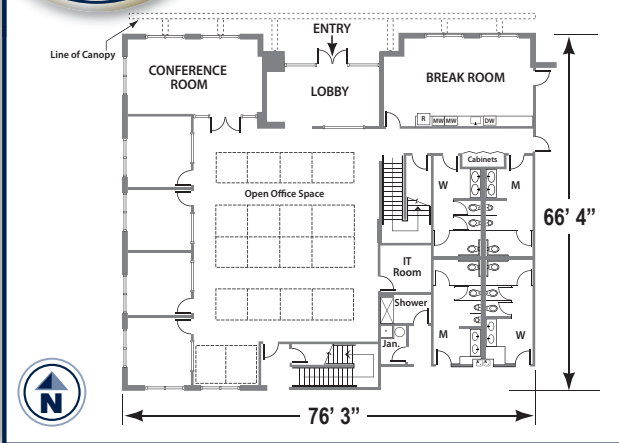
# INDUSTRIAL PARK CHINO

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**OFFICE PLAN** 5,225 SF

(with 5,050 SF unimproved mezzanine)

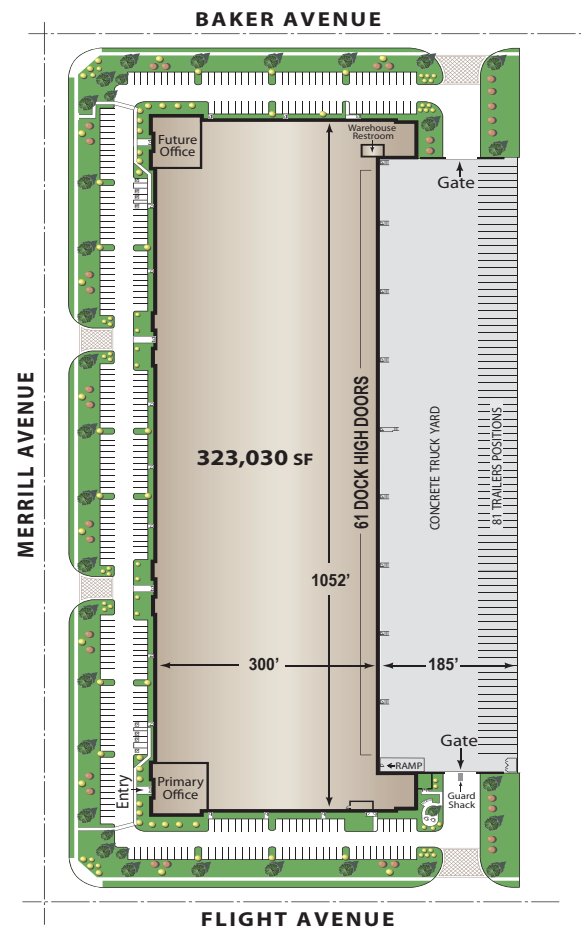


## WATSON INDUSTRIAL PARK CHINO



# LEGACY BUILDING<sup>SM</sup> 831 SITE PLAN

**LEED® Certified**



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