



THE RANCH

By TRANSWESTERN

263,665 SF FOR LEASE

14935 Limonite Avenue, Eastvale, California



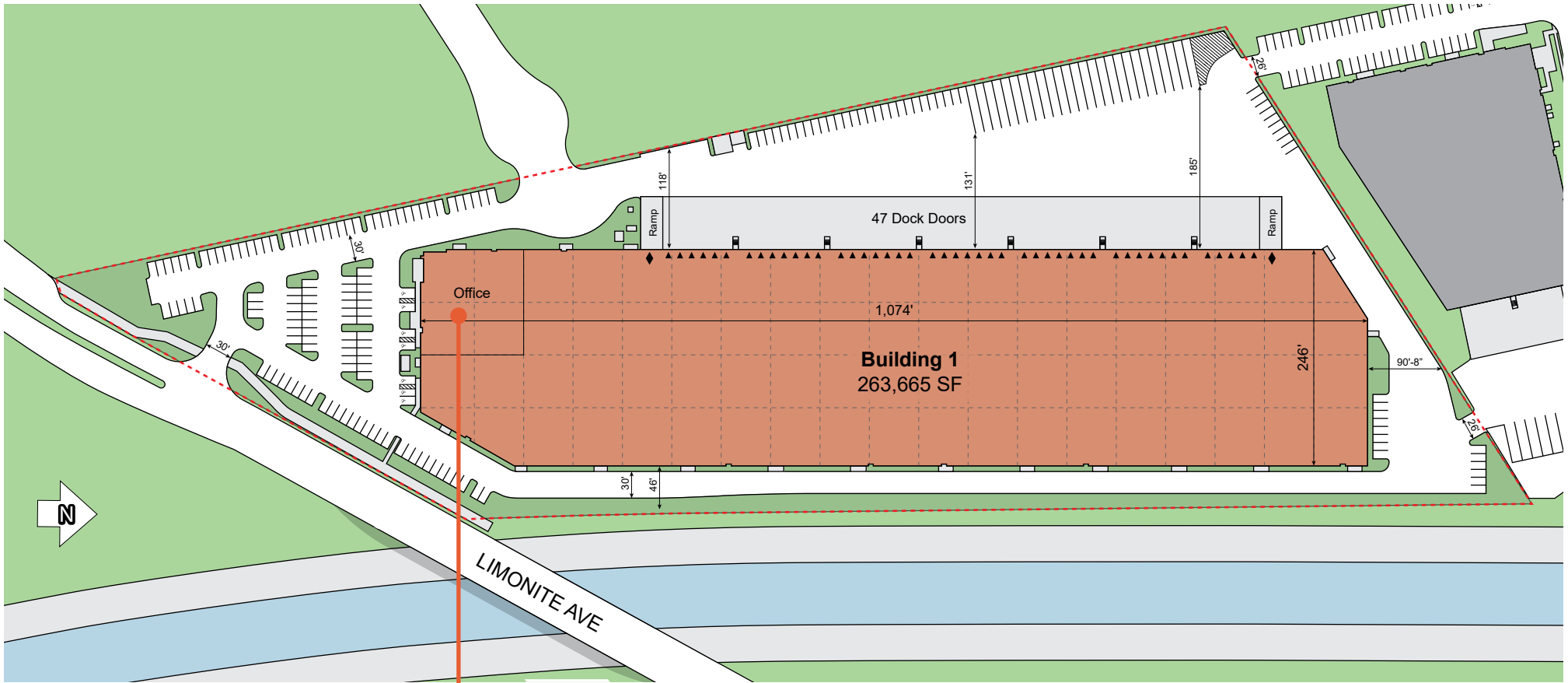


The Ranch by Transwestern is located in the sought after Inland Empire West

This industrial warehouse building was built in 2022 with state-of-the-art features, 36' clear height, ample parking and 100% concrete secured truck courts.

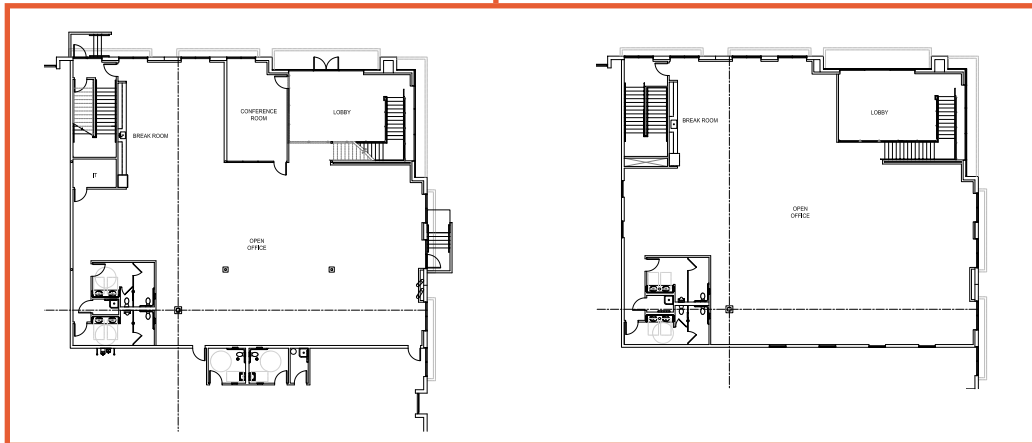
FEATURES:

- » 263,665 SF industrial building
- » 36 clear height warehouse
- » ESFR sprinklers (K-25 heads)
- » 4,000 amp power service 277/480v
- » 10,942 SF two story office space
- » 47 dock high (9' X 10') doors (load levelers every other door)
- » 2 ground level (10' X 12') doors
- » 26 trailer parking stalls
- » 177 auto parking stalls
- » Secured concrete truck courts
- » 7" thick building slab super flat floor slab: FF 58/ FL 49
- » 56' X 60' typical column spacing
- » Immediate access to the I-15 freeway (3.5 mi) via the Limonite Ave on/off ramp, the SR-71 freeway (4.5 mi) via Euclid Ave and the SR-60 freeway (4.5 mi) via the Archibald Ave on/off ramp



Ground Floor
5,987 SF

Second Floor
4,955 SF





- 1 HOME DEPOT
- 2 BEST BUY
- 3 CALERES
- 4 AMAZON
- 5 ULINE

- 6 KIMBERLY CLARK
- 7 RESTORATION HARDWARE
- 8 NIKE
- 9 WEBER
- 10 PARKER HOUSE

- 11 VF
- 12 LANDAIR
- 13 TOPSON DOWNS
- 14 SELDAT
- 15 SYNEX

- 16 CRANE
- 17 WINSIGHT
- 18 OLUKAI
- 19 TURNKEY
- 20 DELTA




THE RANCH
By TRANSWESTERN

CHINO

ONTARIO

CHINO AIRPORT

Euclid Ave

Eucalyptus Ave

Merrill Ave

Hellman Ave

Remington Ave

Taylor Wy

Summit Dr

Limonite Ave

3.5 MI I-15

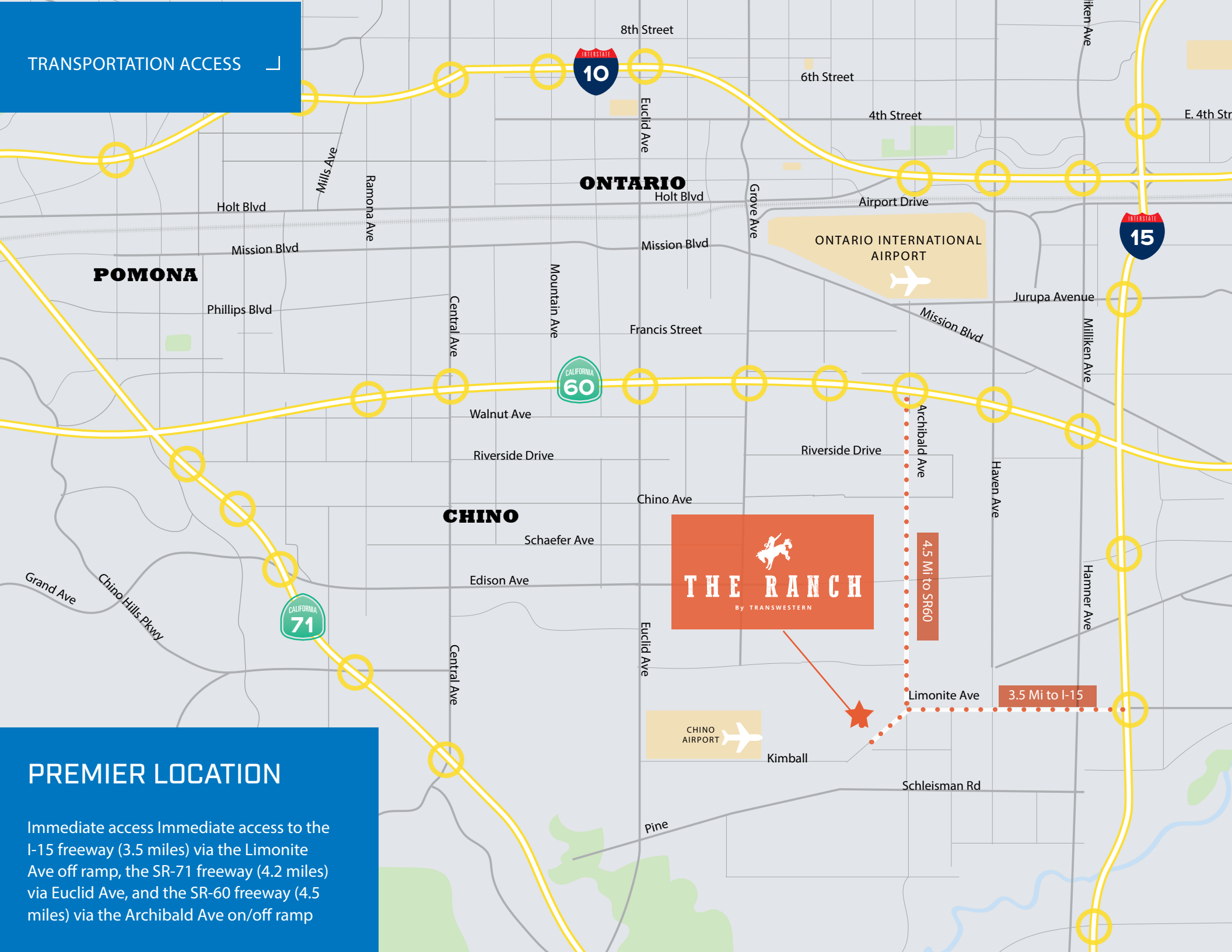
EASTVALE

Direct Access to Key Demand Drivers & Infrastructure

FREEWAYS	MILES	AIRPORTS	MILES	INTERMODAL/ PORTS	MILES
15 Freeway	3.5	ONT	9	Mira Loma Intermodal	6
60 Freeway	4.5	SBD	29	Ports - LA/LB	50
10 Freeway	7.0	LAX	58		



TRANSPORTATION ACCESS



PREMIER LOCATION

Immediate access to the I-15 freeway (3.5 miles) via the Limonite Ave off ramp, the SR-71 freeway (4.2 miles) via Euclid Ave, and the SR-60 freeway (4.5 miles) via the Archibald Ave on/off ramp





263,665 SF FOR LEASE

14935 LIMONITE AVENUE
EASTVALE, CA

For more information, please contact:

ELOY COVARRUBIAS
Executive Vice President
Lic. 01462376
+1 909 418 2284
eloy.cova@cbre.com

JOE WERDEIN
Executive Vice President
Lic. 01791235
+1 909 418 2285
joe.werdein@cbre.com

HUNTER MCDONALD
Managing Director
Lic. 01879029
+1 909 467 1386
hunter.mcdonald@jll.com

GARRY JENKINS
Senior Associate
Lic. 02008115
+1 909 418 2147
garry.jenkins@cbre.com

