



FOR SUBLEASE

±155,400 SF

RAIL-SERVED INDUSTRIAL / DISTRIBUTION

13951 YORBA AVENUE • CHINO, CALIFORNIA

A HIGH-FUNCTIONING CHINO DISTRIBUTION OPPORTUNITY

Designed for efficient regional operations with substantial loading, secure yard capacity and immediate access to the Inland Empire logistics network.

±155,400 SF

AVAILABLE AREA

28 FT

CLEAR HEIGHT

3,198 SF

OFFICE AREA

GATED + RAIL

SITE ADVANTAGES

16

DOCK-HIGH DOORS

2

GROUND-LEVEL DOORS

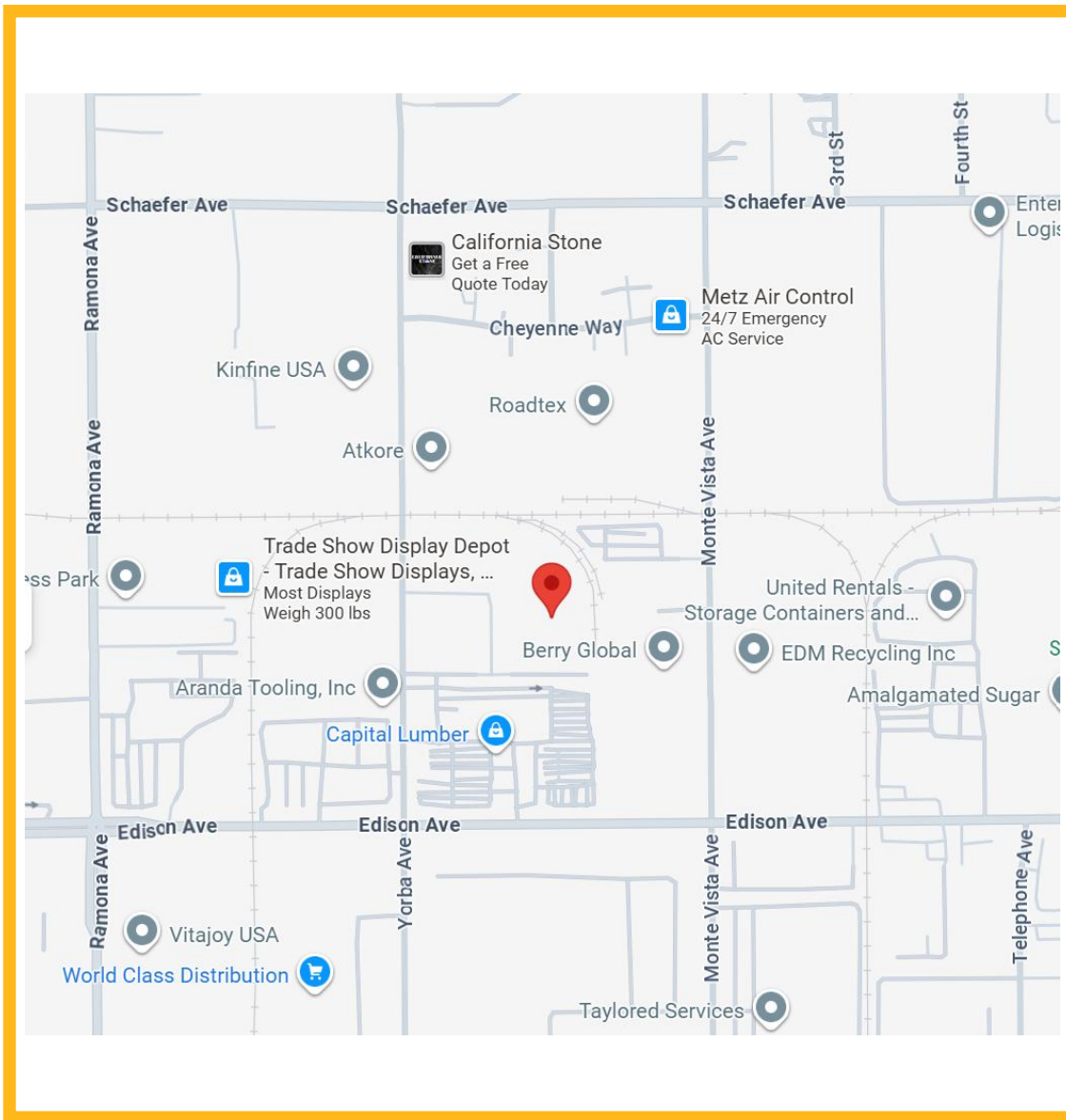
\$1.10 NNN

BASE ASKING RATE

\$0.2033/SF

NNN EXPENSES





CONNECTED TO

SOUTHERN CALIFORNIA SUPPLY CHAINS

Positioned in Chino's established industrial corridor with rail service and efficient access to major regional freeways, labor, customers and distribution points across Los Angeles, Orange, Riverside and San Bernardino counties.

SR-71 FREEWAY

1.3 MILES

I-10 FREEWAY

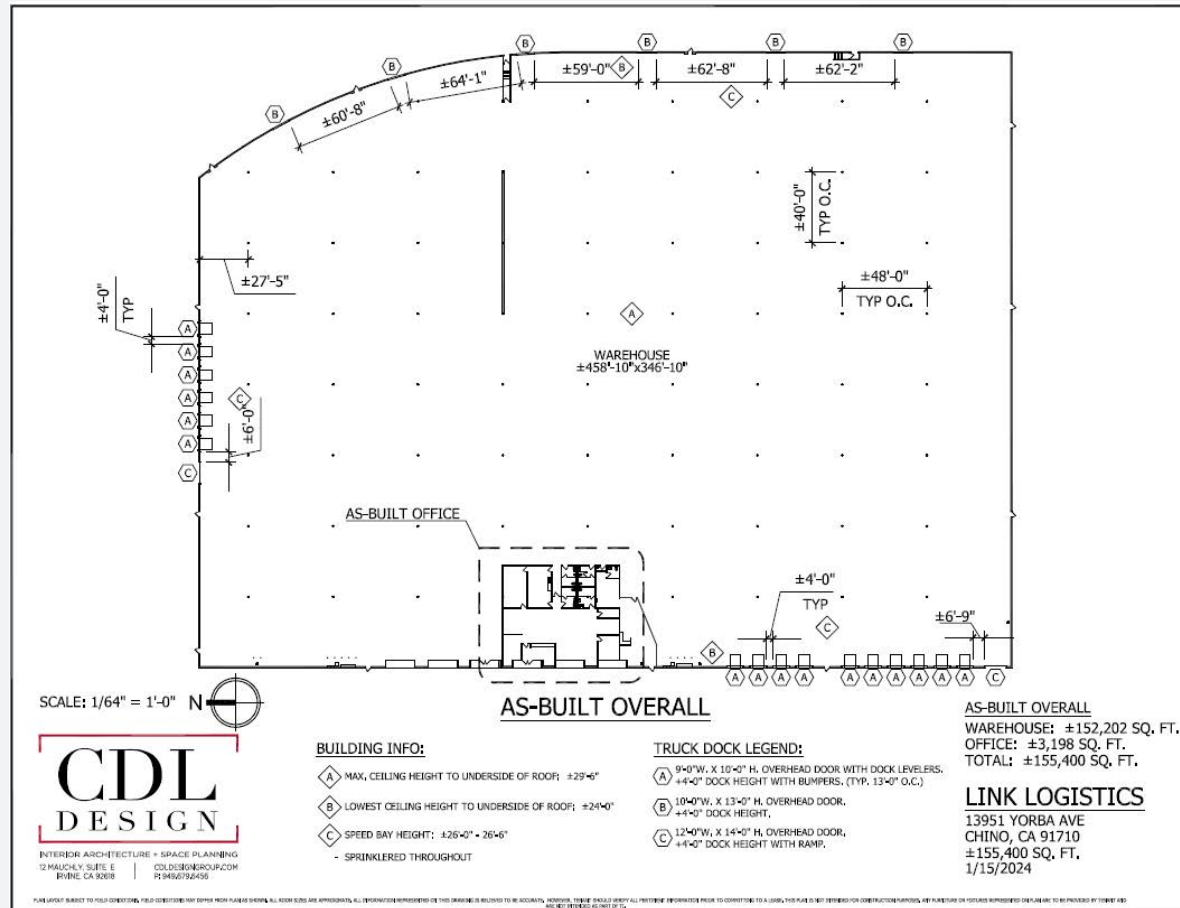
2.6 MILES

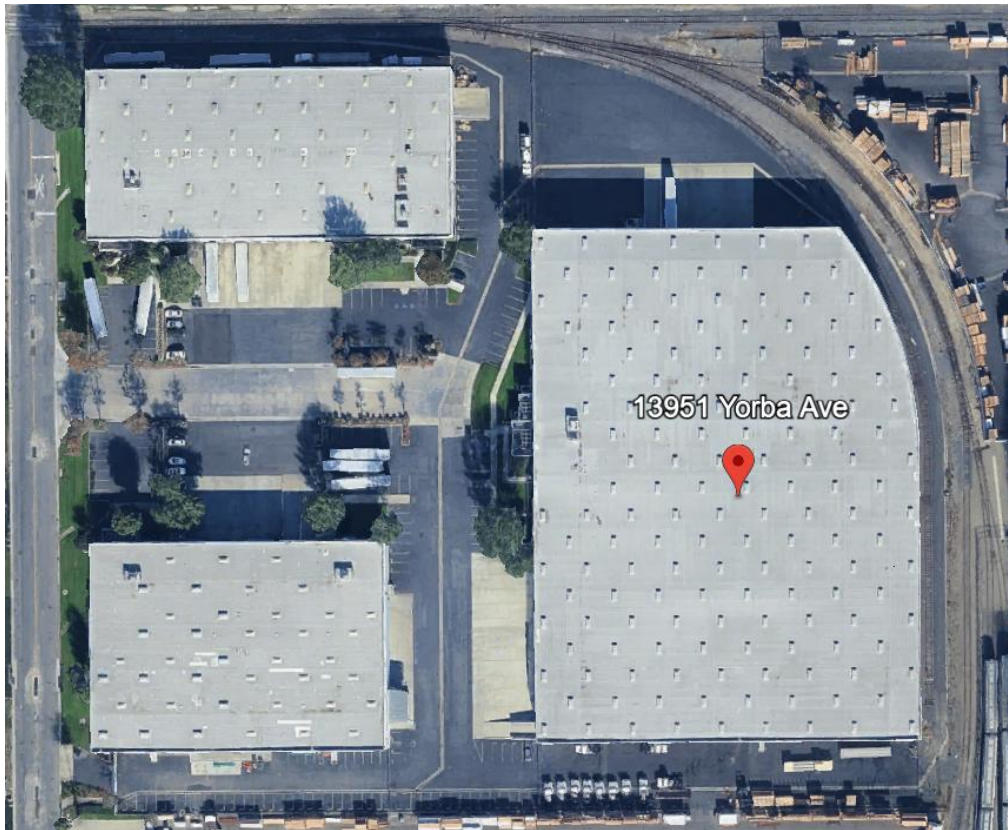
MARKETING POSITION

A compelling choice for occupiers seeking an efficient large-block facility without sacrificing access to the Los Angeles basin and Inland Empire.

FLEXIBLE. SECURE. DISTRIBUTION-READY.

The configuration supports warehouse, logistics and regional distribution uses with a modest office footprint and multiple loading points.





LEASE THE ADVANTAGE

Rail served. Secure yard. Strong loading.

To discuss availability, lease terms or schedule a private property tour, contact:

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