

4534 CARTER COURT, CHINO, CA 91710

15,124 SF Flex/Industrial Building FOR SALE \$3,900,000



 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates Group of Companies

PETER STEIGLEDER
Principal
818.933.0318
psteigleder@lee-re.com
DRE #01299383

MARK BELLGRAPH
Gold Start Realty
310.488.5459
mcbellgraph@gmail.com
DRE #01961834

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

4534 CARTER COURT, CHINO, CA 91710



PROPERTY INFORMATION

SIZE:

- **TOTAL—15,124 SF**
- OFFICE—8,624 SF (3,980 SF OFFICE MEZZ)
- WAREHOUSE—6,500 SF
- 3,799 SF STORAGE MEZZ NOT INCLUDED IN SQUARE FOOTAGE

LOT SIZE: 28,799 SF

SALE PRICE: \$257.86/SF (\$3,900,000)

PROPERTY HIGHLIGHTS

- CLASS A OFFICE BUILT OUT.
- 17 FOOT CEILING HEIGH IN WAREHOUSE
- 4 GROUND LEVEL LOADING DOORS (10 X 12)
- 127 SOLAR PANELS
- 800 AMPS 120-208V 3 PHASE 4 WIRE
- ZONING - M1
- YEAR BUILT 1980
- SELLER CAN LEASE BACK UP TO 3,000 SF OF OFFICE SPACE



Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates Group of Companies

PETER STEIGLEDER
Principal
818.933.0318
psteigleder@lee-re.com
DRE #01299383

MARK BELLGRAPH
Gold Start Realty
310.488.5459
mcbellgraph@gmail.com
DRE #01961834

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

4534 CARTER COURT, CHINO, CA 91710



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

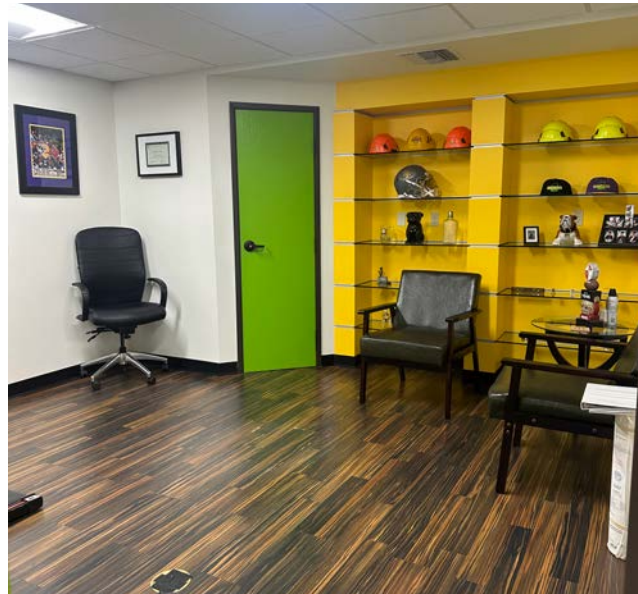
Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates Group of Companies

PETER STEIGLER
Principal
818.933.0318
psteigleder@lee-re.com
DRE #01299383

MARK BELLGRAPH
Gold Start Realty
310.488.5459
mcbellgraph@gmail.com
DRE #01961834

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

4534 CARTER COURT, CHINO, CA 91710



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates Group of Companies

PETER STEIGLER
Principal
818.933.0318
psteigleder@lee-re.com
DRE #01299383

MARK BELLGRAPH
Gold Start Realty
310.488.5459
mcbellgraph@gmail.com
DRE #01961834

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

4534 CARTER COURT, CHINO, CA 91710



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates Group of Companies

PETER STEIGLEDER
Principal
818.933.0318
psteigleder@lee-re.com
DRE #01299383

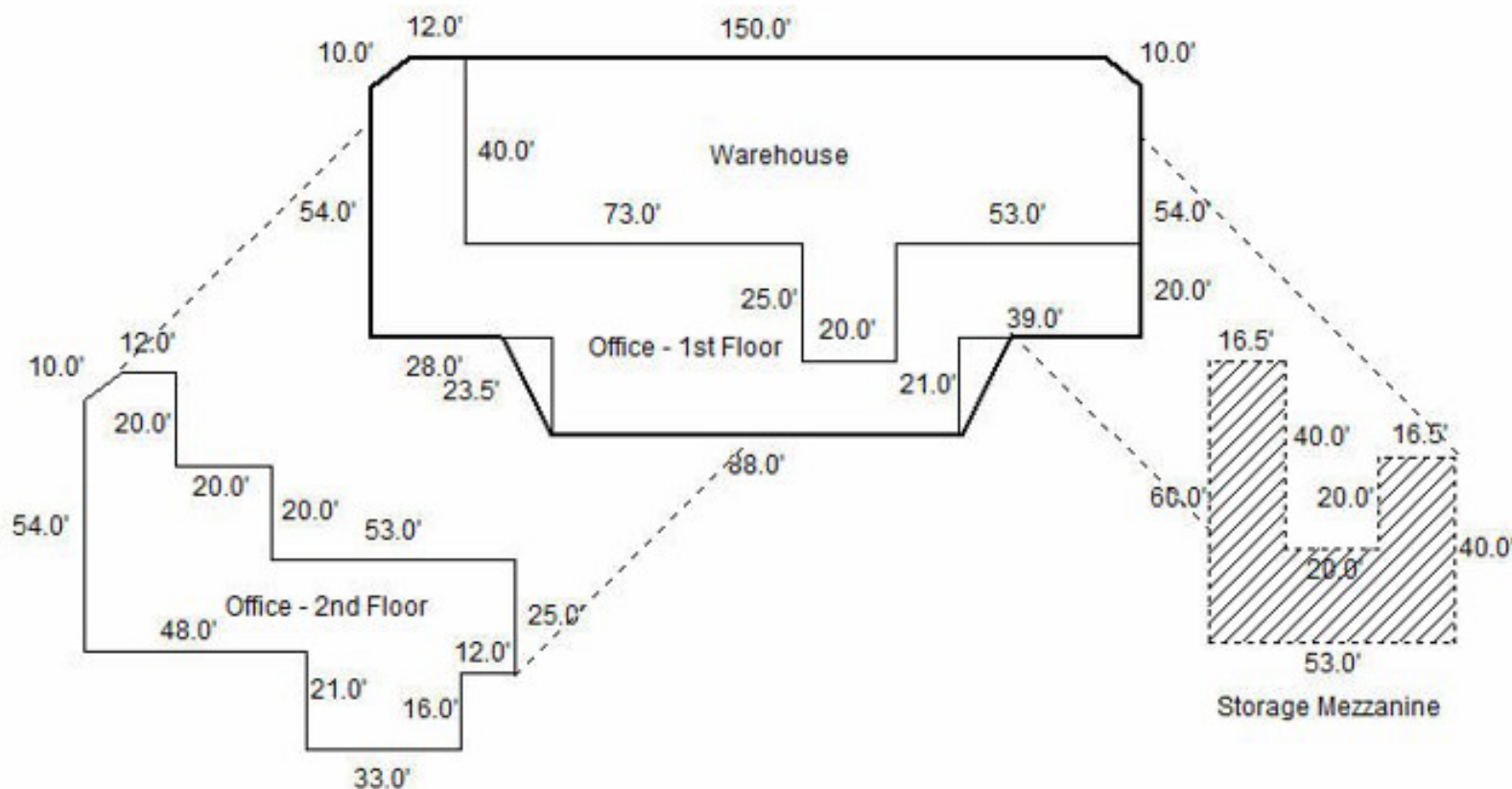
MARK BELLGRAPH
Gold Start Realty
310.488.5459
mcbellgraph@gmail.com
DRE #01961834

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

4534 CARTER COURT, CHINO, CA 91710

SIZE:

- **TOTAL—15,124 SF**
- OFFICE—8,624 SF (3,980 SF OFFICE MEZZ)
- WAREHOUSE—6,500 SF
- 3,799 SF STORAGE MEZZ NOT INCLUDED IN SQUARE FOOTAGE



Carter Court



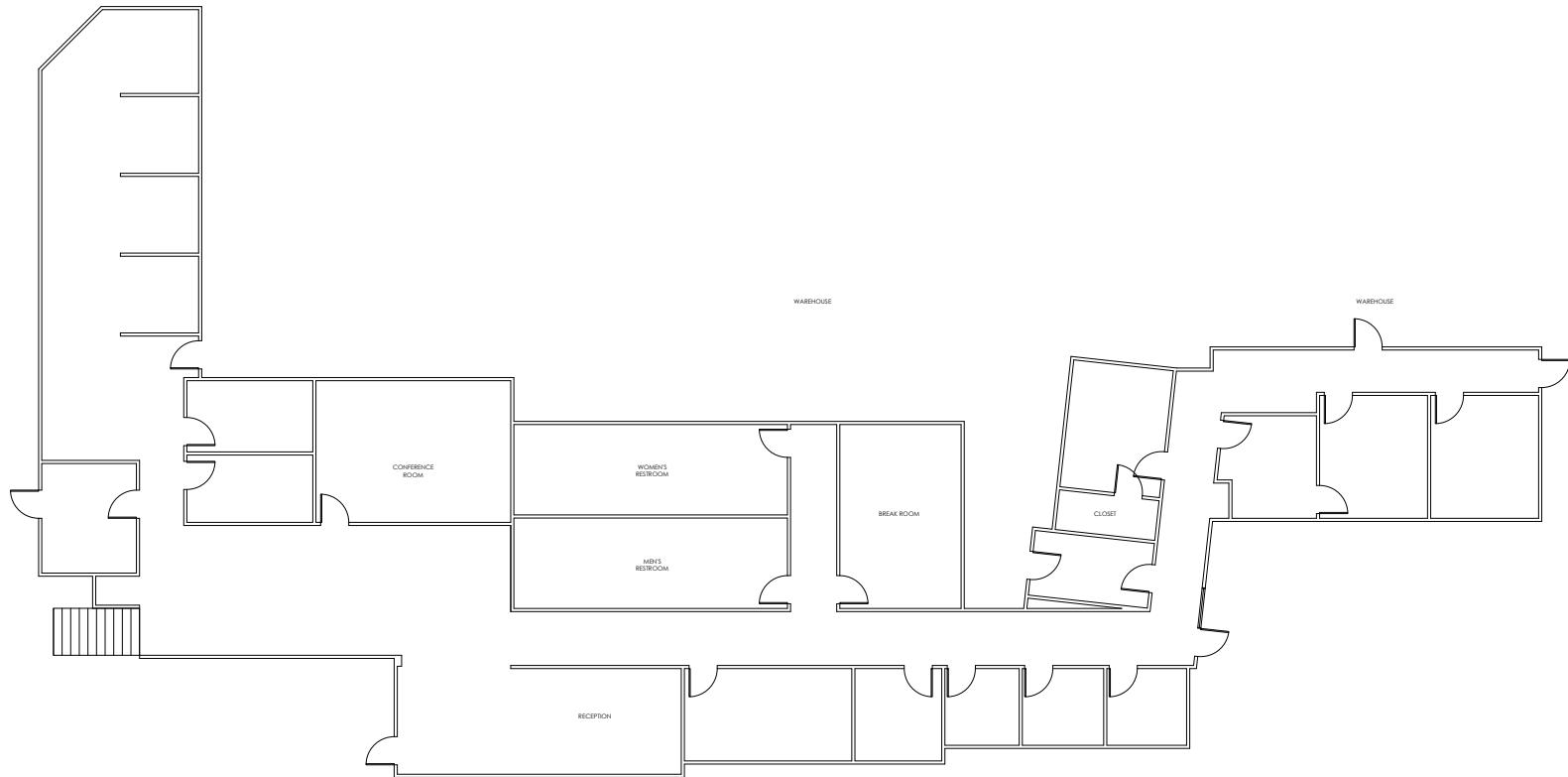
Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates Group of Companies

PETER STEIGLEDER
Principal
818.933.0318
psteigleder@lee-re.com
DRE #01299383

MARK BELLGRAPH
Gold Start Realty
310.488.5459
mcbellgraph@gmail.com
DRE #01961834

4534 CARTER COURT, CHINO, CA 91710

First Floor - CAD drawings available upon request



Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates Group of Companies

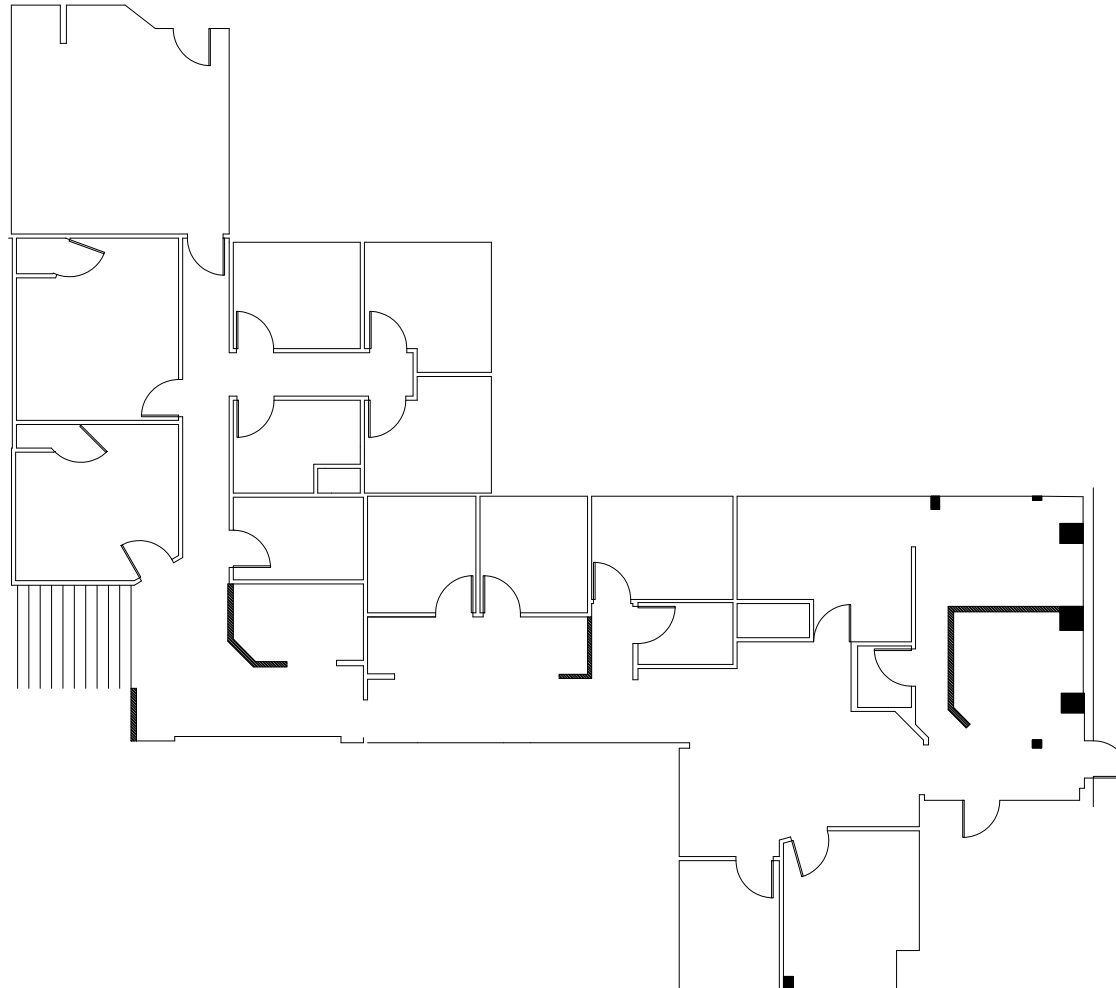
PETER STEIGLEDER
Principal
818.933.0318
psteigleder@lee-re.com
DRE #01299383

MARK BELLGRAPH
Gold Start Realty
310.488.5459
mcbellgraph@gmail.com
DRE #01961834

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

4534 CARTER COURT, CHINO, CA 91710

Second Floor - CAD drawings available upon request



Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates Group of Companies

PETER STEIGLEDER
Principal
818.933.0318
psteigleder@lee-re.com
DRE #01299383

MARK BELLGRAPH
Gold Start Realty
310.488.5459
mcbellgraph@gmail.com
DRE #01961834

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

4534 CARTER COURT, CHINO, CA 91710



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates Group of Companies

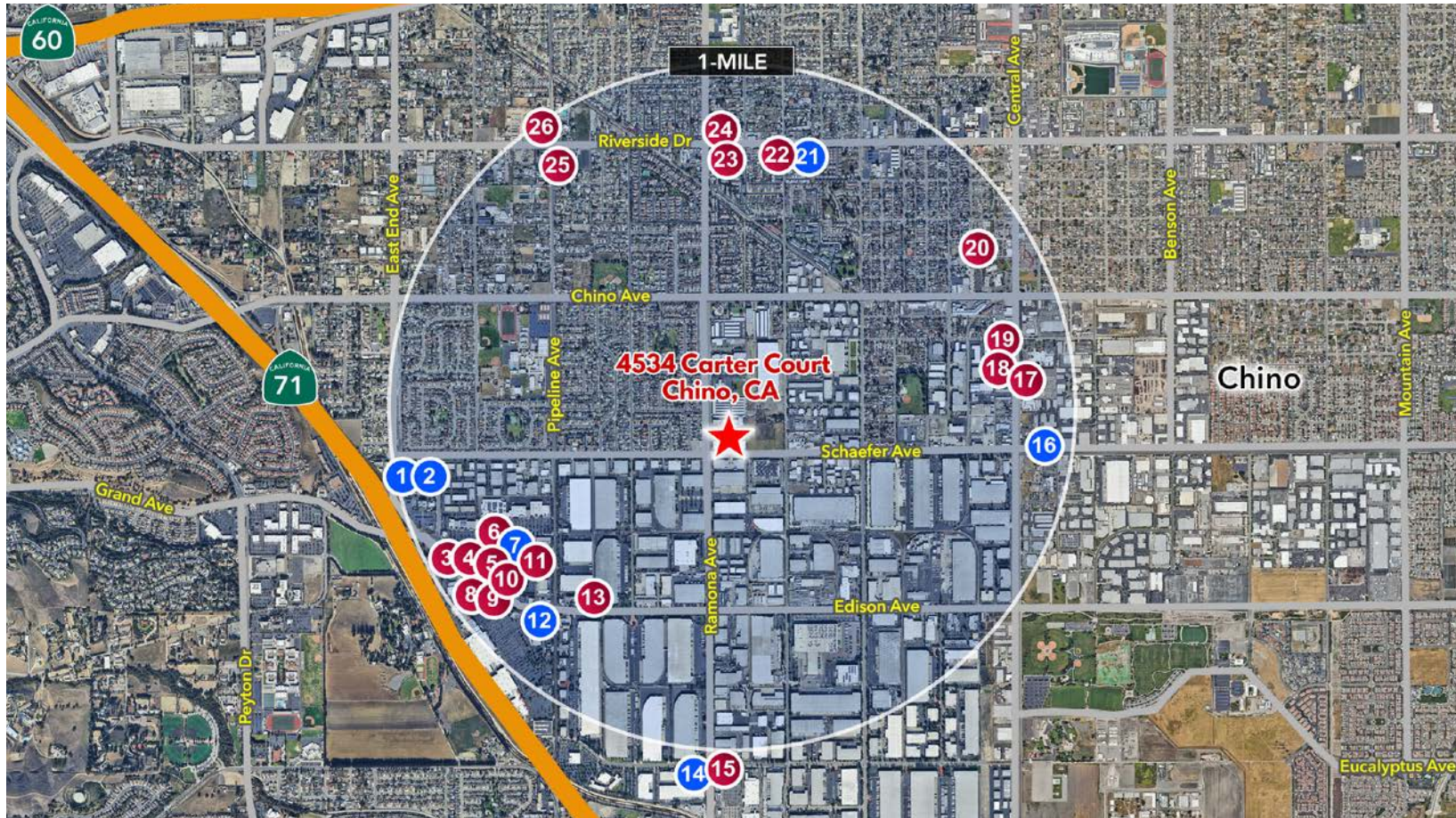
PETER STEIGLEDER
Principal
818.933.0318
psteigleder@lee-re.com
DRE #01299383

MARK BELLGRAPH
Gold Start Realty
310.488.5459
mcbellgraph@gmail.com
DRE #01961834

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

4534 CARTER COURT, CHINO, CA 91710

NEARBY RESTAURANTS & COFFEE SHOPS/CAFÉS



● RESTAURANTS

● COFFEE SHOPS/CAFÉS

- | | | | | |
|------------------------------------|----------------------------|--------------------------------|-------------------------|-------------------------------|
| 1. Drip & Sip Coffee | 6. Pizzaioli | 12. Starbucks Coffee Co. | 18. Mariscos Las Brisas | 24. Rincon Taurino Restaurant |
| 2. Wara Cafe | 7. Set Coffee | 13. Wok & Grill | 19. Centro Basco | 25. Tacos El Juanito #2 |
| 3. Olive Garden Italian Restaurant | 8. Wang Cho BBQ - Chino | 14. Canabru Coffee | 20. Owen's Bistro | 26. Angel's Tijuana Tacos |
| 4. Mimi's Cafe | 9. Applebee's Grill + Bar | 15. Papachino's Grill & Greens | 21. Bevy Beans Coffee | |
| 5. El Torito Loco | 10. Islands Restaurant | 16. Liv Coffee | 22. Casa Victoria | |
| | 11. AYEY Rice Noodles Roll | 17. The Patio Grill & Cantina | 23. El Rey | |

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates Group of Companies

PETER STEIGLER
Principal
818.933.0318
psteigleder@lee-re.com
DRE #01299383

MARK BELLGRAPH
Gold Start Realty
310.488.5459
mcbellgraph@gmail.com
DRE #01961834

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.