

# 5538

DANIELS ST  
CHINO, CA

## ±28,660 SF

AVAILABLE FOR SALE OR LEASE



## GENERAL FEATURES

- » **Master planned** business park environment
- » **Free standing** building on 1.57 acres
- » **±4,000 SF** of two-story office space
- » **2** dock high doors
- » **3** ground level doors
- » **32'** minimum clearance height
- » **40** auto parking spaces
- » **1,200 amps** (buyer to verify)
- » **ESFR** fire sprinkler system
- » Available with racking and office furniture
- » **Fenced & Secured** 100% concrete yard
- » **Immediate Access** to CA-71 & CA-60 freeways



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Jones Lang LaSalle Brokerage, Inc. RE License #01856260

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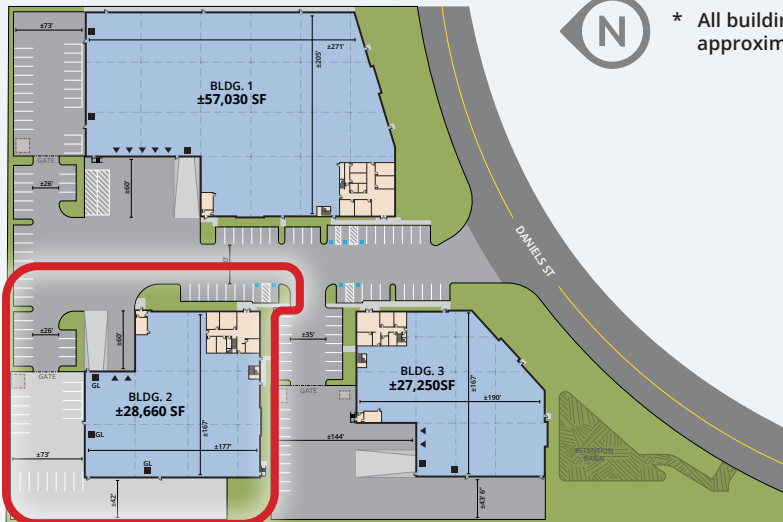
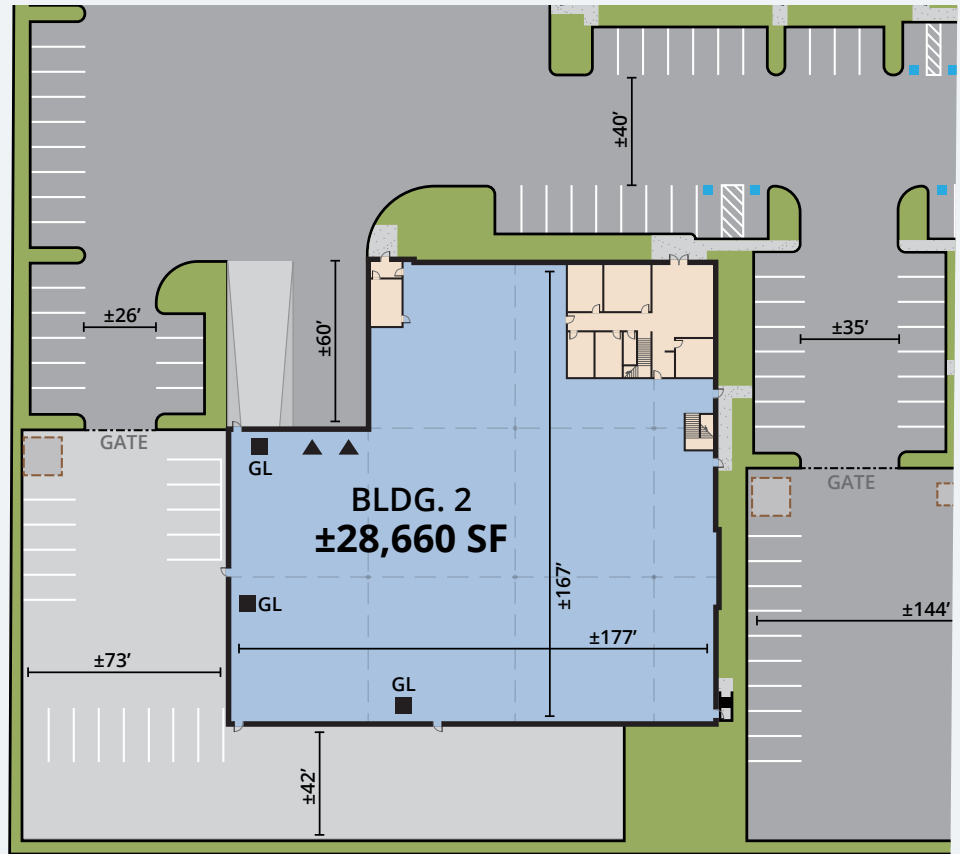
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### HIGHLIGHTS

- » 2 dock high doors
- » 3 ground level doors
- » 32' minimum clearance height
- » ESFR sprinkler system
- » Fenced & Secured 100% concrete yard
- » 40 auto parking spaces



\* All building areas, site areas and parking spaces are approximate and to be verified.

▼ Dock High Door  
■ Grade Level Door

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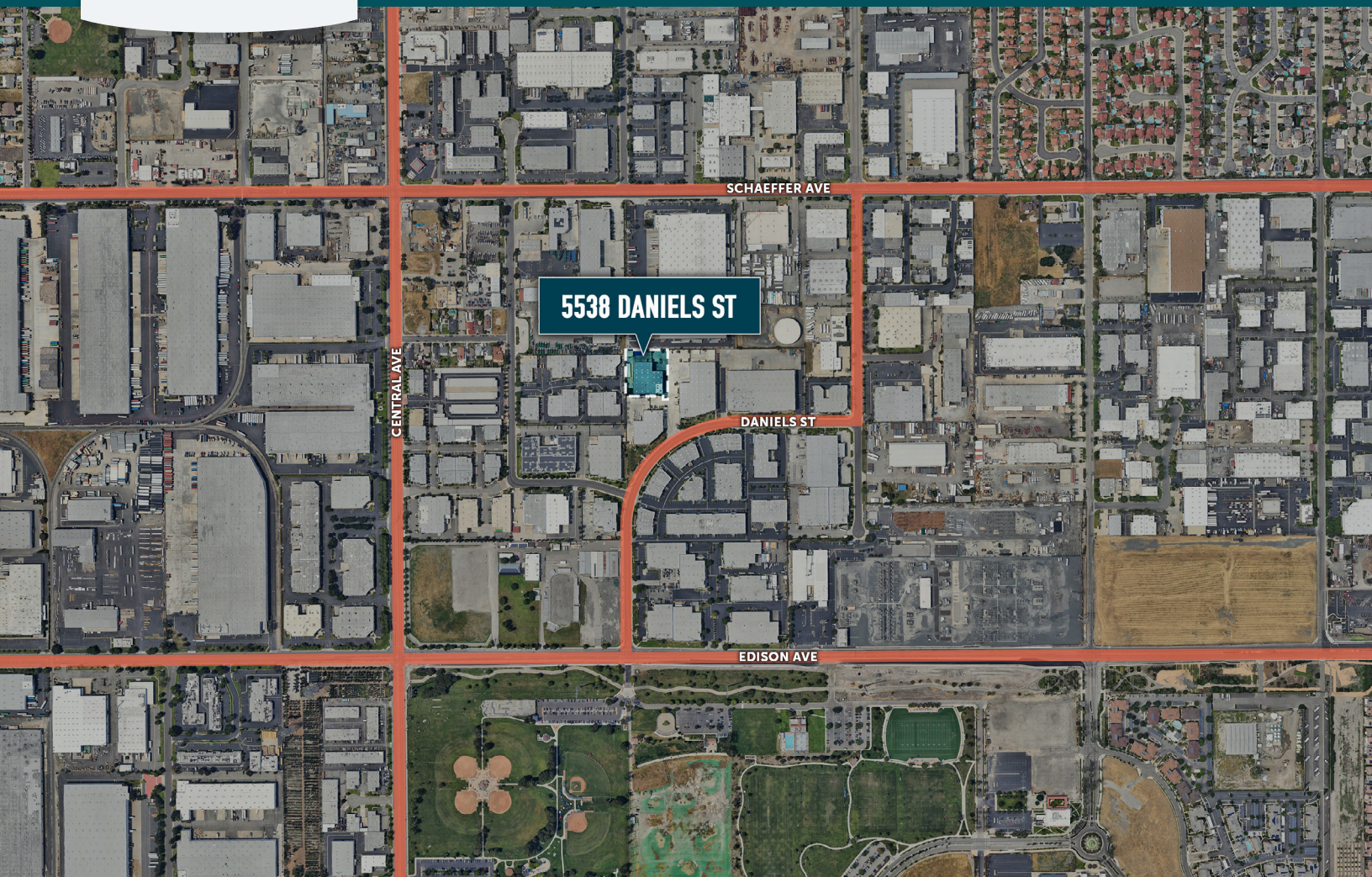
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## LOCATION HIGHLIGHTS



**4.1 miles**  
to Chino Airport



**23 miles**  
to UPSP Intermodal  
Yard - Colton



**51 miles**  
to Los Angeles  
Int'l Airport



**9 miles**  
to Ontario Int'l Airport



**28 miles**  
to BNSF Intermodal Yard -  
San Bernardino



**52 miles**  
to Ports of Los Angeles  
and Long Beach

\* All distances reflected above are approximate

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