

6725 KIMBALL



±433,487 SF

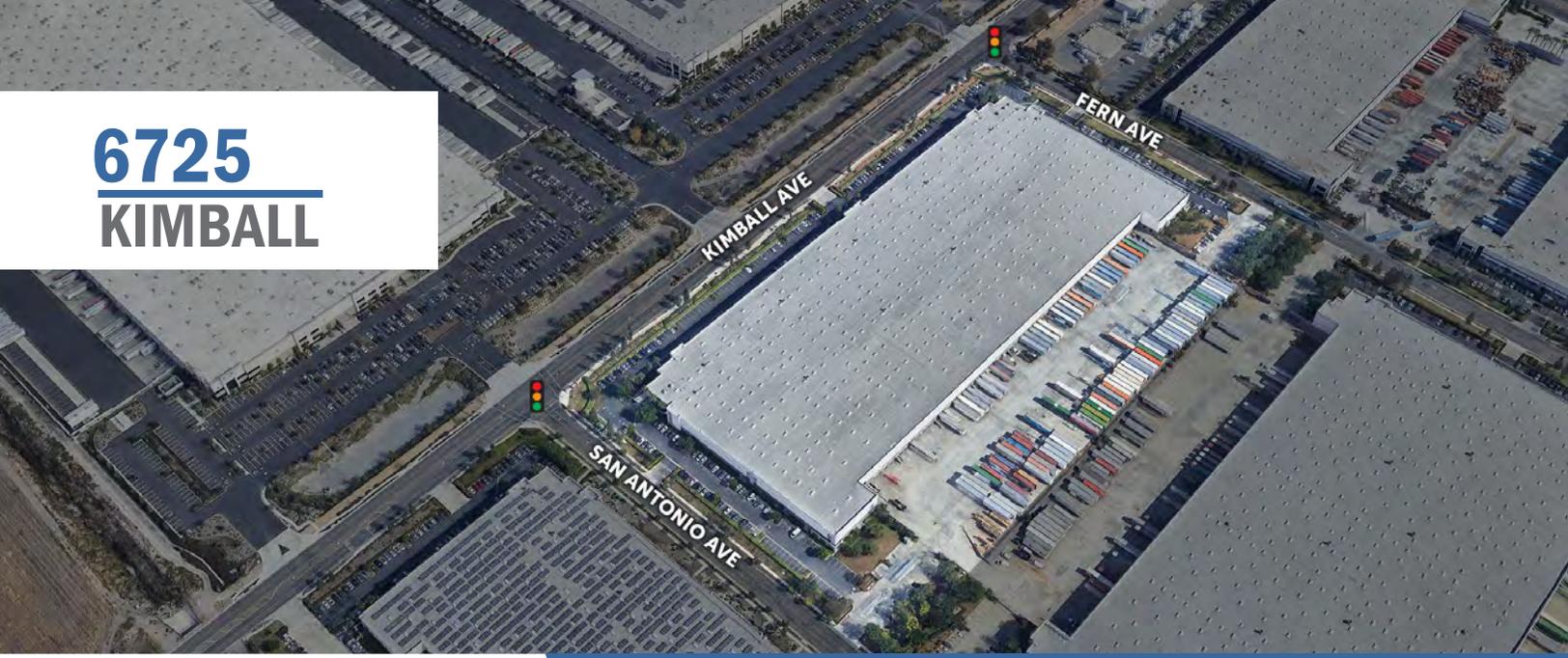
AVAILABLE FOR LEASE

6725 KIMBALL AVENUE - CHINO, CALIFORNIA

- Free standing – Single Side Loading
- **32'** minimum clearance at first column line
- **51** dock high loading doors
 - Six doors equipped with 40,000lb pit levelers
 - Remaining doors equipped with edge of dock levelers
 - Swing arm lights and fans at every other door
- **2** (12' x 14') ground level ramp loading doors
- **±14,770 SF** of total Main and Warehouse office areas
 - **±4,220 SF** of single story office area at the NW Corner
 - **±8,050 SF** of single story offices located at the NE Corner
 - **±2,500 SF** of warehouse shipping office and restrooms strategically located at the midway point area along both the dock loading area
- **ESFR** Fire Sprinkler System with K-17 heads
- **LED** Warehouse lighting
- **±70** trailer positions outside of dock (additional positions possible)
- **±220'** fully secured all concrete truck court area
- **3%** skylights
- **52' x 50'** typical column spacing
- **2,200** Amps of power expandable to 4,000 amps (unverified)
- **70** battery charging stations
- **±449** auto parking spaces
- Immediate access to the SR 71, 60 & 91 Freeways



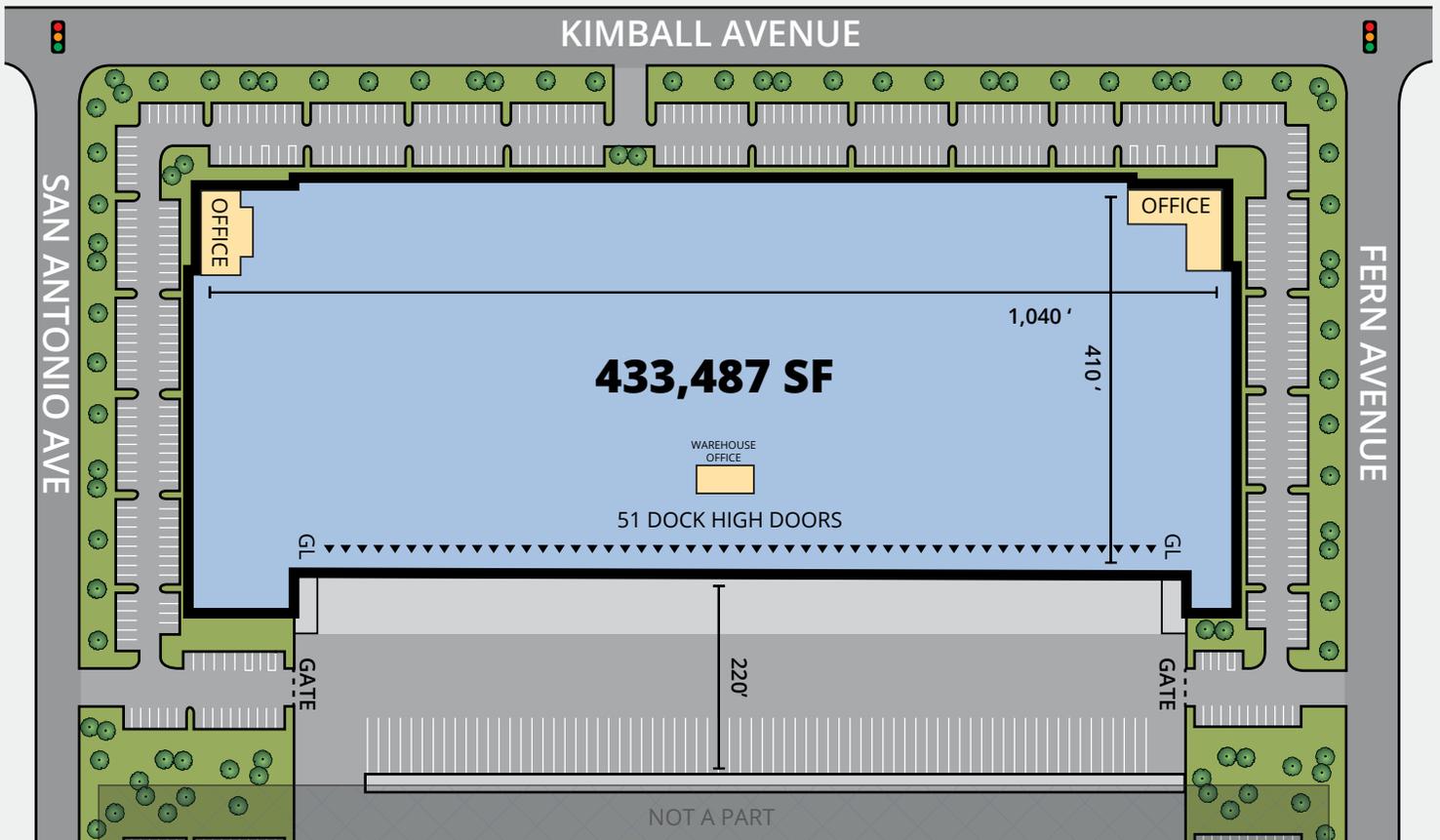
6725 KIMBALL



±433,487 SF

AVAILABLE FOR LEASE

6725 KIMBALL AVENUE - CHINO, CALIFORNIA



* All site, building and office dimensions and locations are approximate and not to scale

6725 KIMBALL



±433,487 SF

AVAILABLE FOR LEASE
6725 KIMBALL AVENUE - CHINO, CALIFORNIA



STRATEGIC LOGISTICS LOCATION

KEY DISTANCES

10 MILES to Ontario International Airport

30 MILES to BNSF Intermodal Yard

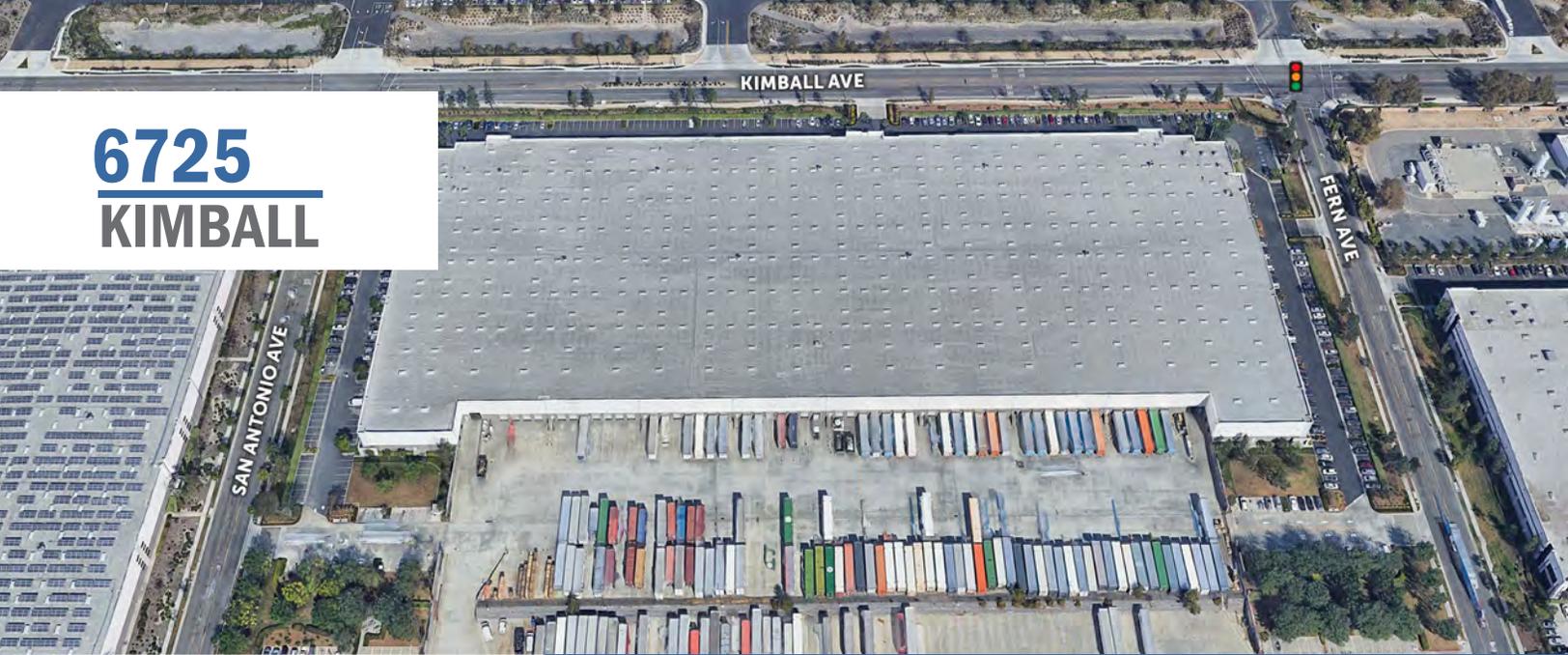
37 MILES to San Bernardino International Airport

52 MILES to Ports of Los Angeles / Long Beach

53 MILES to Los Angeles International Airport

* All City, Street and Freeway locations and distances are approximate

**6725
KIMBALL**



±433,487 SF

AVAILABLE FOR LEASE
6725 KIMBALL AVENUE - CHINO, CALIFORNIA



Ruben Goodsell
ruben.goodsell@jll.com
Lic. #01039414
+1 909 467 6883

Sharon Wortmann
sharon.wortmann@jll.com
Lic. #01420298
+1 909 467 6861

Peter McWilliams
peter.mcwilliams@jll.com
Lic. #00973278
+1 909 467 6860

Mike McCrary
mike.mccrary@jll.com
Lic. #01054055
+1 909 467 6885