

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
- **±140** trailer positions outside of dock (70 existing, 70 additional positions possible)
- **±220'** fully secured all concrete truck court area
- **3%** skylights
- **52' x 50'** typical column spacing
- **4,000** amps 277/480v
- **70** battery charging stations
- **±449** auto parking spaces
- Immediate access to the SR 71, 60 & 91 Freeways

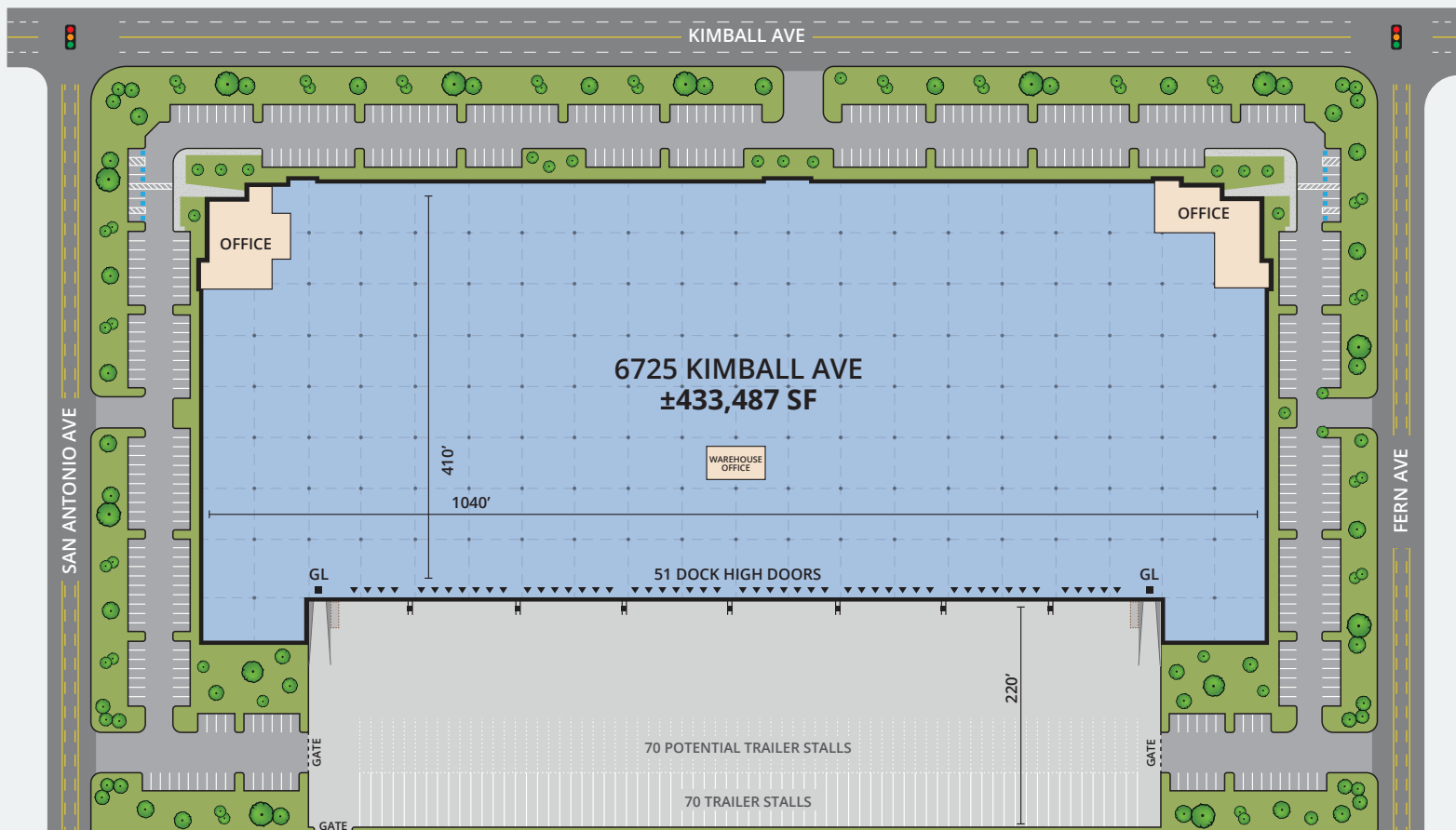


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* All building, site and parking areas are approximate and to be verified.

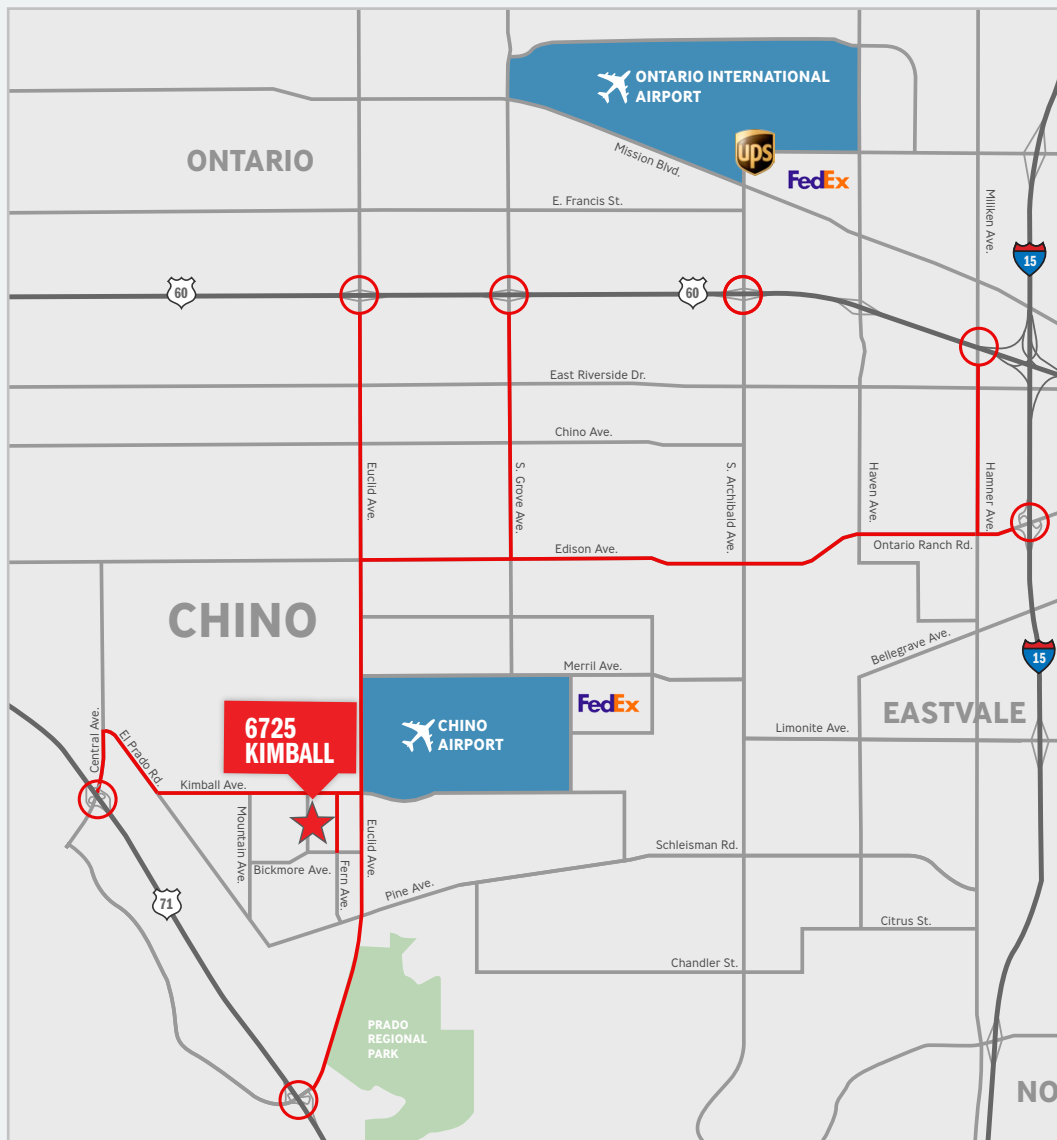
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STRATEGIC LOGISTICS LOCATION

KEY DISTANCES

**10
MILES** to Ontario
International Airport

**30
MILES** to BNSF Intermodal
Yard

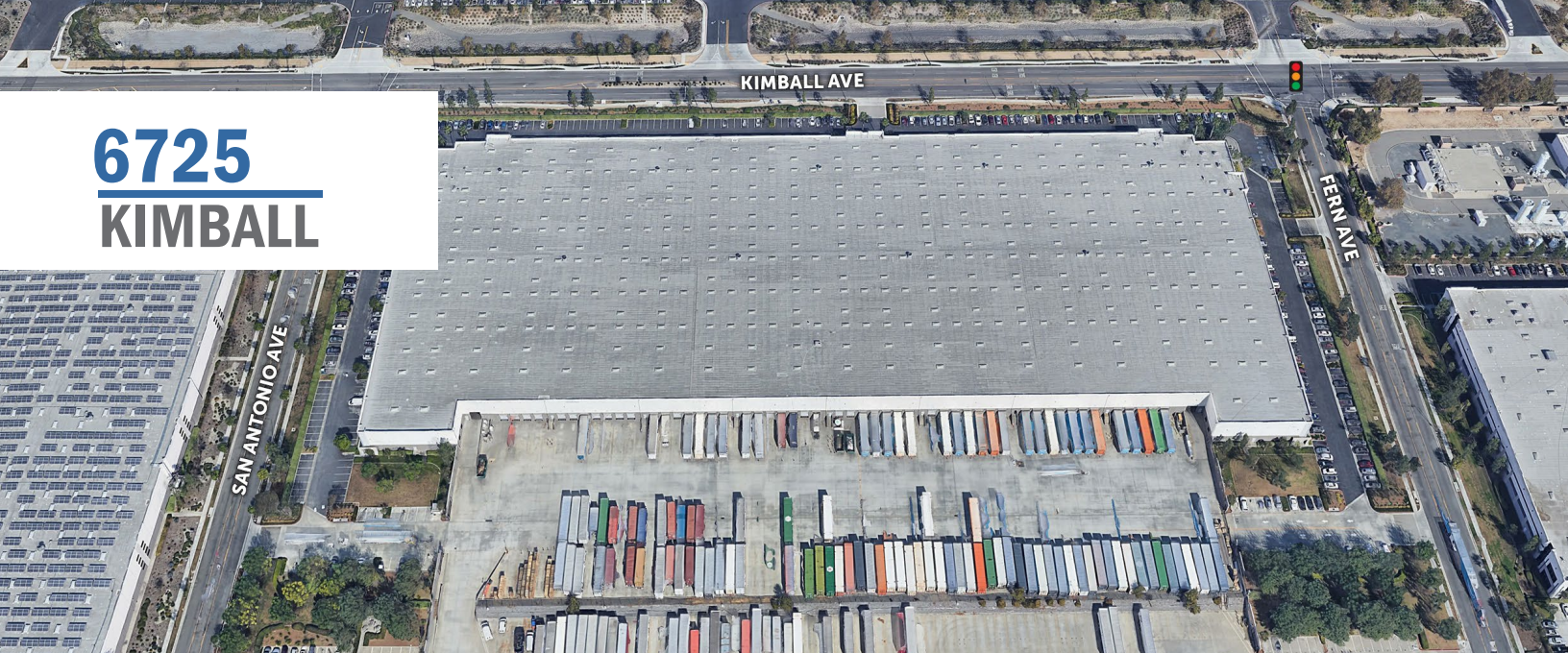
**37
MILES** to San Bernardino
International Airport

**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

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