6725 KIMBALL

±434,233 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
- **±14,715 SF** of total Main and Warehouse office areas
  - **±3,663 SF** of single story office area at the NW Corner
  - **±8,633 SF** of single story offices located at the NE Corner
  - **±2,419 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 of power
- **70** battery charging stations
- **±449** auto parking spaces
- Immediate access to the SR 71, 60 & 91 Freeways

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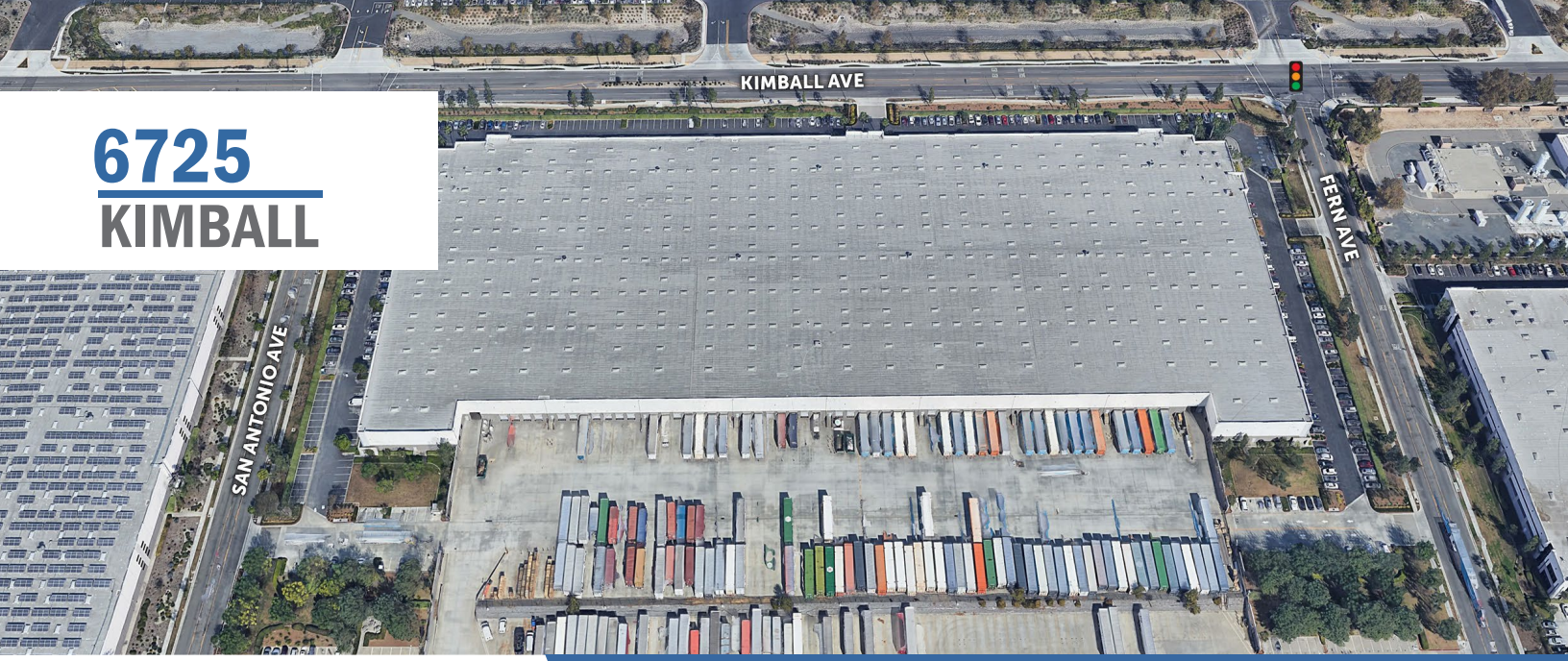
6725 KIMBALL



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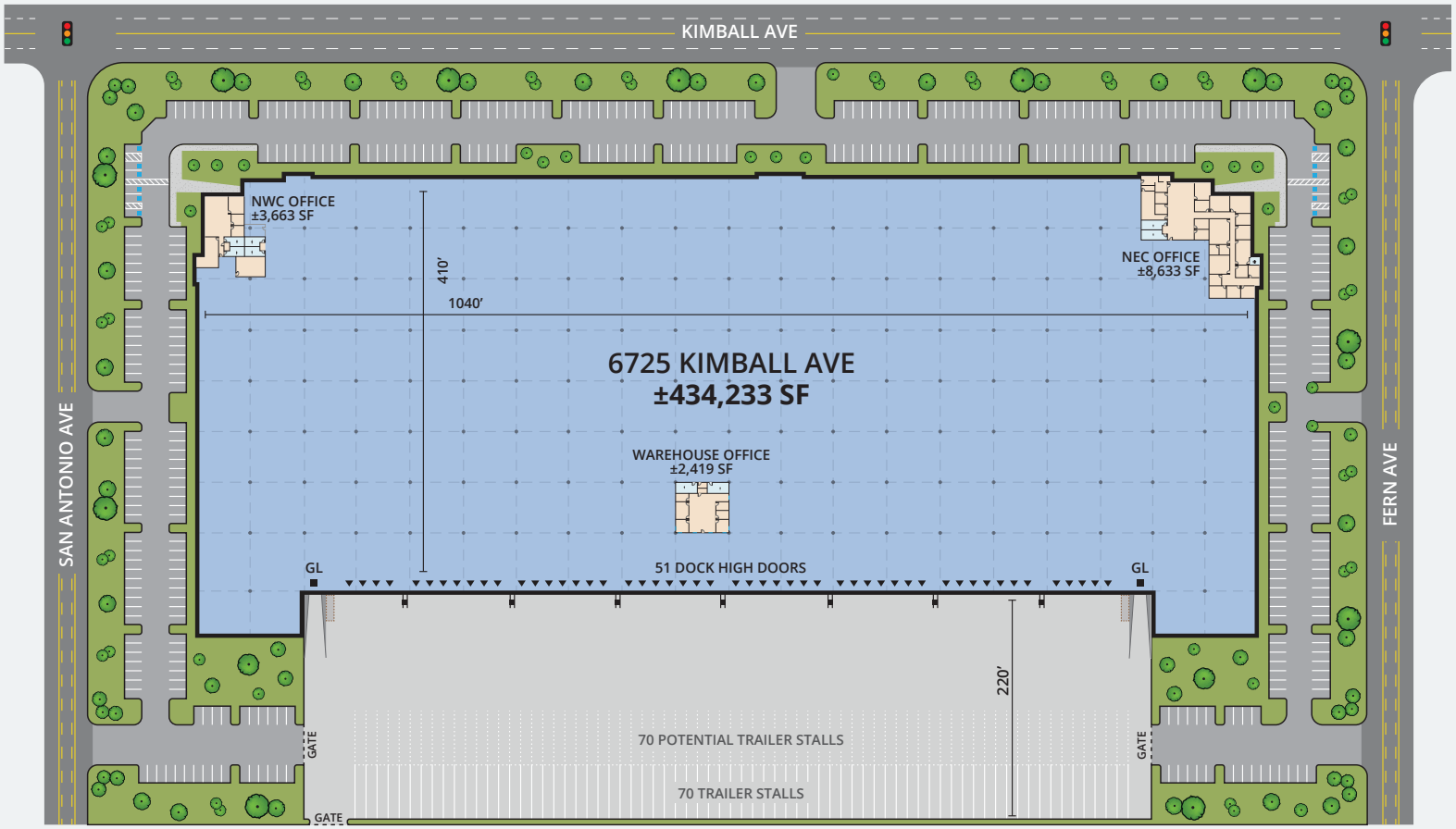
Tap office area to view detailed plans



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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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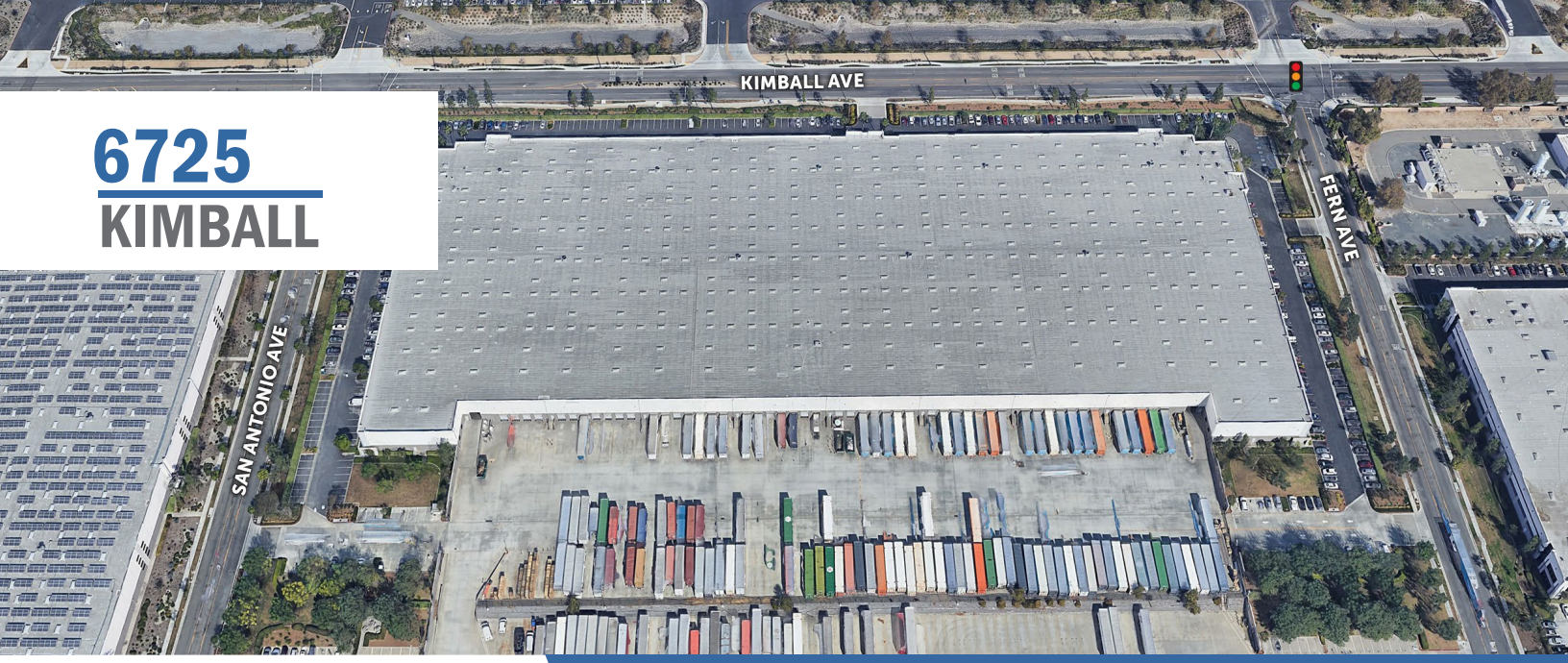

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JLL

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

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

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

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

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