

**13720 MAGNOLIA AVENUE**

**Chino, CA 91710**

**±34,568 SF THREE (3) DOCK  
HIGH POSITIONS  
AVAILABLE FOR LEASE**

**\*LOW Operating Expenses: \$0.13/SF\***

***Voit***

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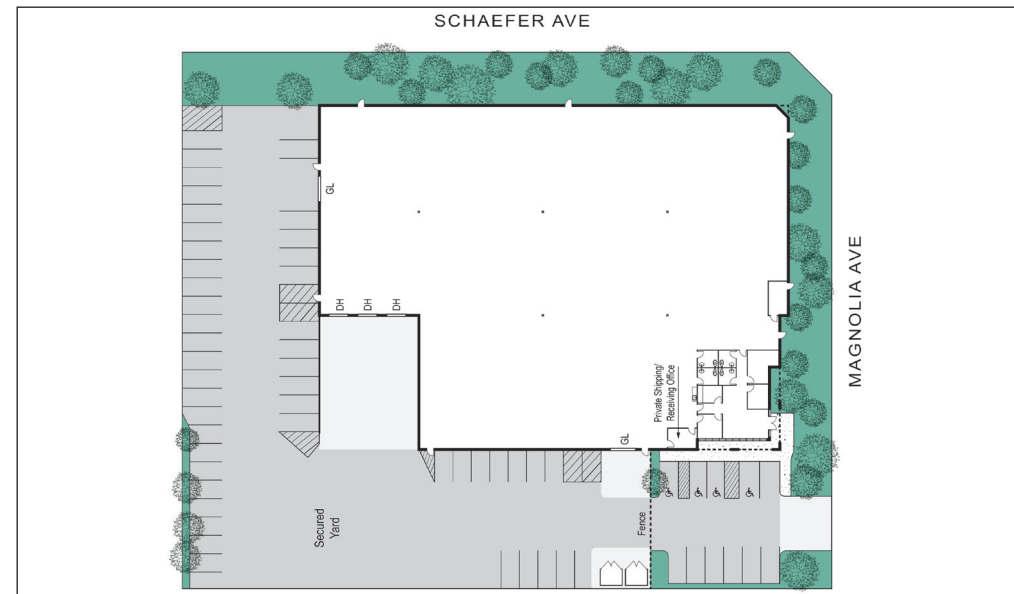
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## PROPERTY FEATURES

- Approximately ±1,550 SF Office Space
- Three (3) Exterior Dock Doors (Two with Load Levelers)
- Two (2) Ground Level Doors
- 24' Minimum Clearance
- 400 Amps | 277/480v | 3 Phase
- .60 GPM / 3,000 SF Sprinkler System
- M-1 Zoning
- 60 Parking On Site Spots
- Corner Location With Major Street Frontage – High Corporate Image
- Emergency Power Generator



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