

WATSON

INDUSTRIAL PARK CHINO

323,030 SF

Available For Lease

36' Clear Height for up to 25% more storage space



Legacy BuildingSM **831**

8601 Merrill Avenue, Chino, CA



Build Green. Everyone Profits.

LEED- Leadership in Energy & Environmental Design

Legacy BuildingSM 831 has been constructed as a LEED[®] certified building. LEED[®] developments are voluntary and are designed to be environmentally responsible, high performing, sustainable and healthy places to work.

*LEED is a registered trademark of the U.S. Green Building Council.

SPECIFICATIONS

BUILDING SIZE: 323,030 SF

OFFICE SIZE: 5,225 SF

LAND SIZE: 738,522 SF

TRUCK POSITIONS: Dock High: 61 (9' x 10')
Ground Level Ramp: 1 (12' x 14')

TRUCK TURNING RADIUS: 185'

MINIMUM CLEARANCE: 36'

SPRINKLER SYSTEM: ESFR

TRAILER STORAGE SPACES: 81

POWER: 1,200 amps, 277/480 volts,
3 phase, 4 wire (Expandable)

PARKING SPACES: 302

LEGACY FEATURES

100% concrete truck courts

3% skylights

Architectural two-story glass entries

8" thick reinforced, 4,000 psi
concrete floor slabs

Abundant clerestory glass



WATSON

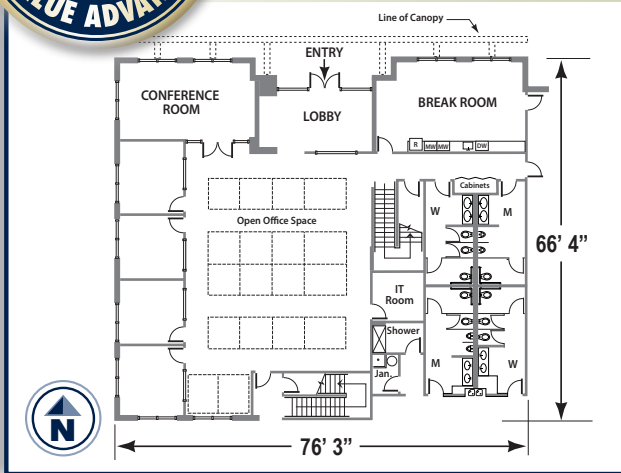
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OFFICE PLAN 5,225 SF

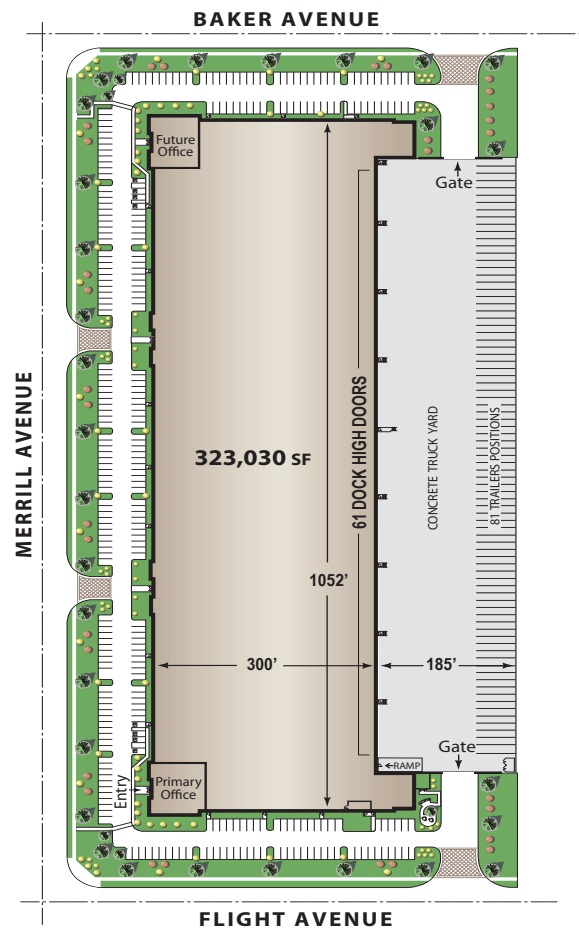


WATSON INDUSTRIAL PARK CHINO



LEGACY BUILDINGSM 831 SITE PLAN

LEED[®] Certified



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