

INDUSTRIAL PROPERTY FOR SALE



±4,820 SF Building on ±12,240 SF of Land
13766 Arapahoe Place, Chino, CA 91710

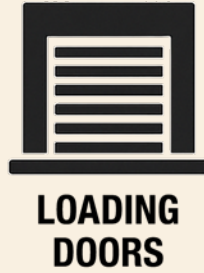
MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

**13766 ARAPAHOE PLACE
CHINO, CA 91710**

Property Details

Building Area:	±4,820 SF
Stories:	1
Year Built:	1982
Construction:	Concrete Tilt-Up
Land Area:	±12,240 SF
Warehouse Clear Height:	14'
Power:	400A/240V/3Ph
Ground Level Loading Doors:	2: 12x12
Restrooms:	2
Parking:	±10 Surface Spaces
Sprinklered:	No
Zoning:	M2

Asking Price: \$1,625,000 (\$337.14 Per SF)



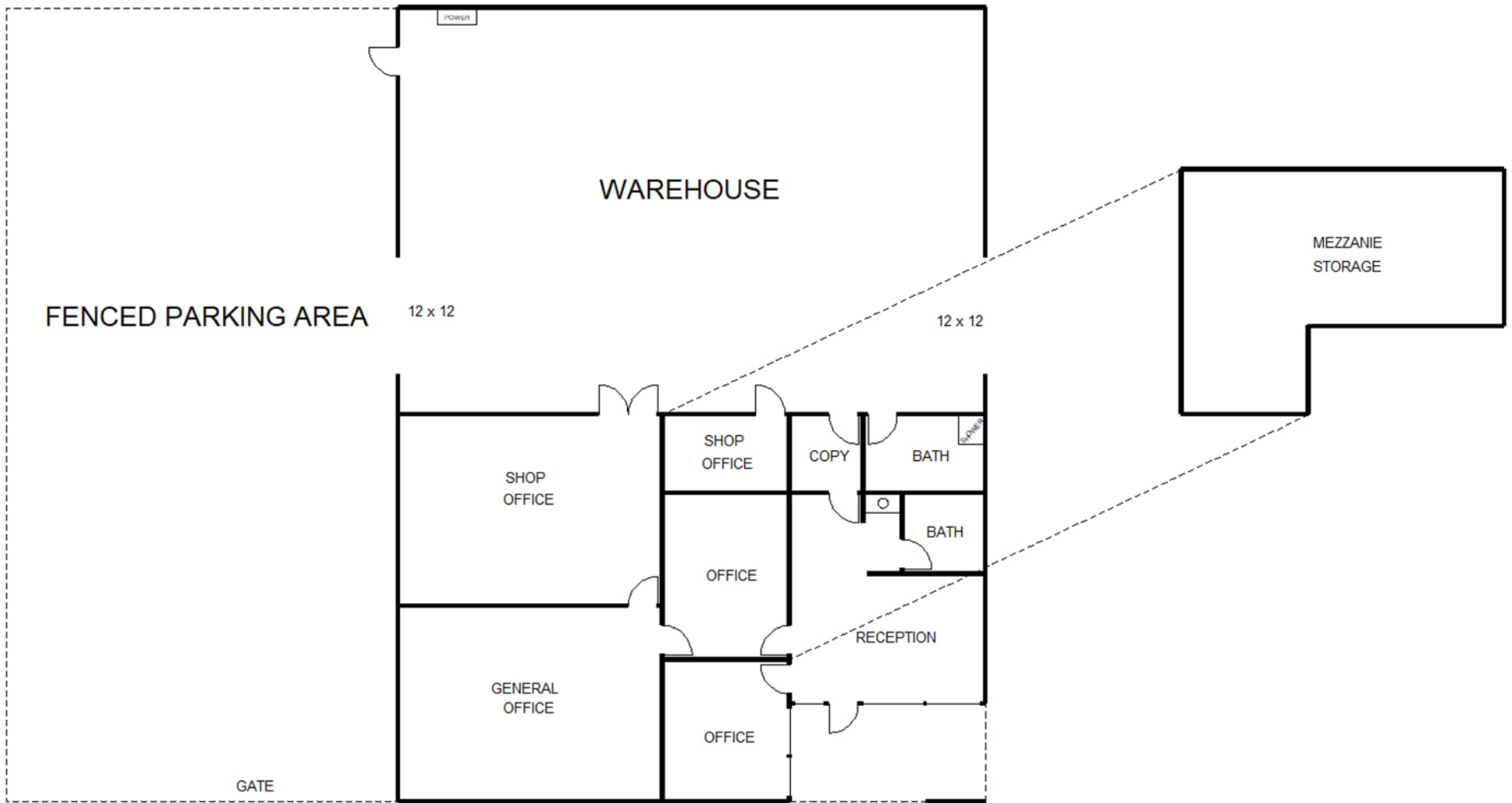
Property Highlights

- Functional industrial facility for sale
- Prime owner-user purchase opportunity
- Ideal for warehouse, distribution, light manufacturing, flex use, etc.
- 400 amps power service
- Good warehouse clearance height
- Secure fenced on-site parking
- Great Chino location one block south of Schaefer Ave and one block west of Monte Vista Ave
- Easy access to Chino Valley (71) Freeway and Pomona (60) Freeway

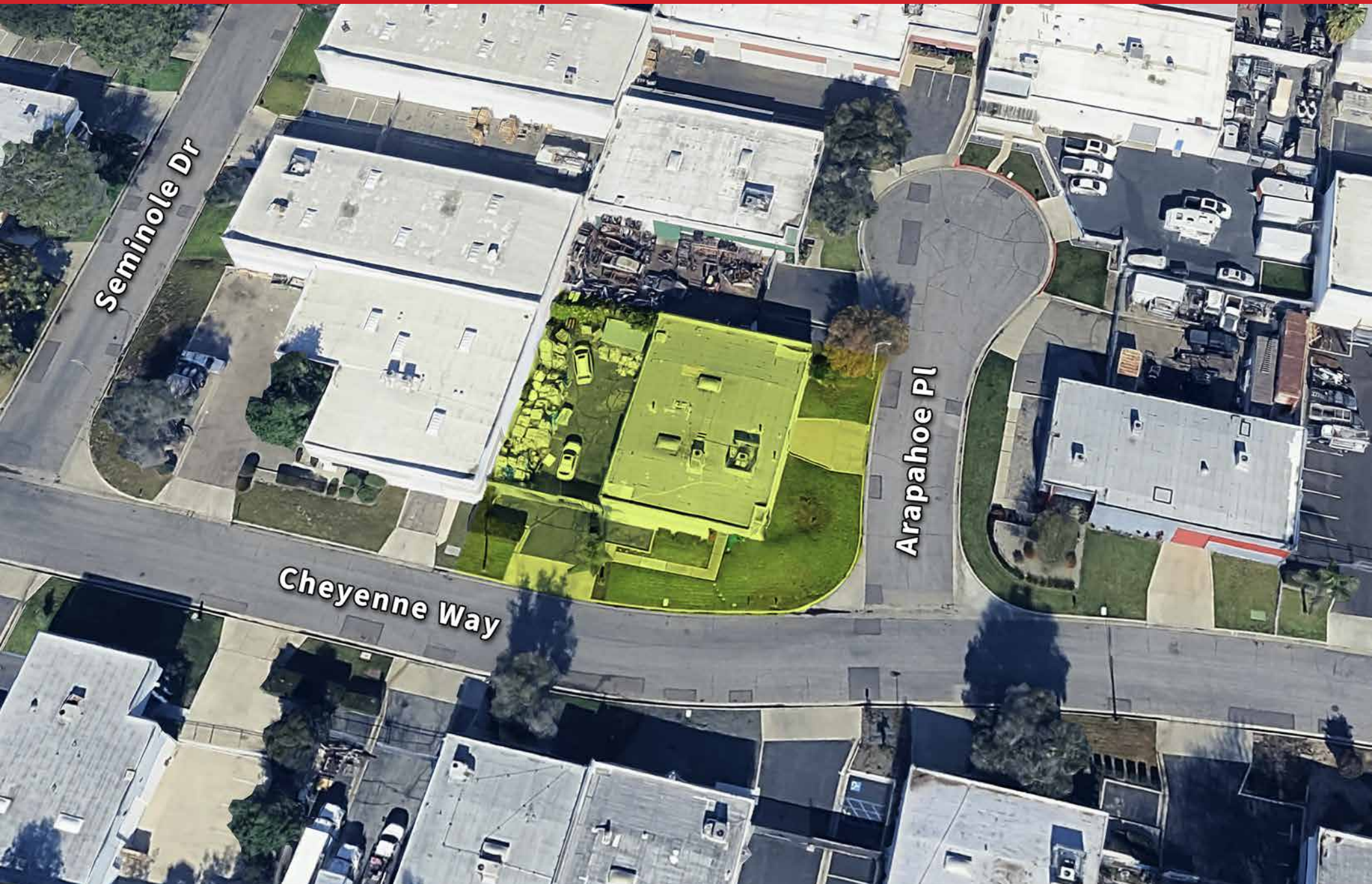




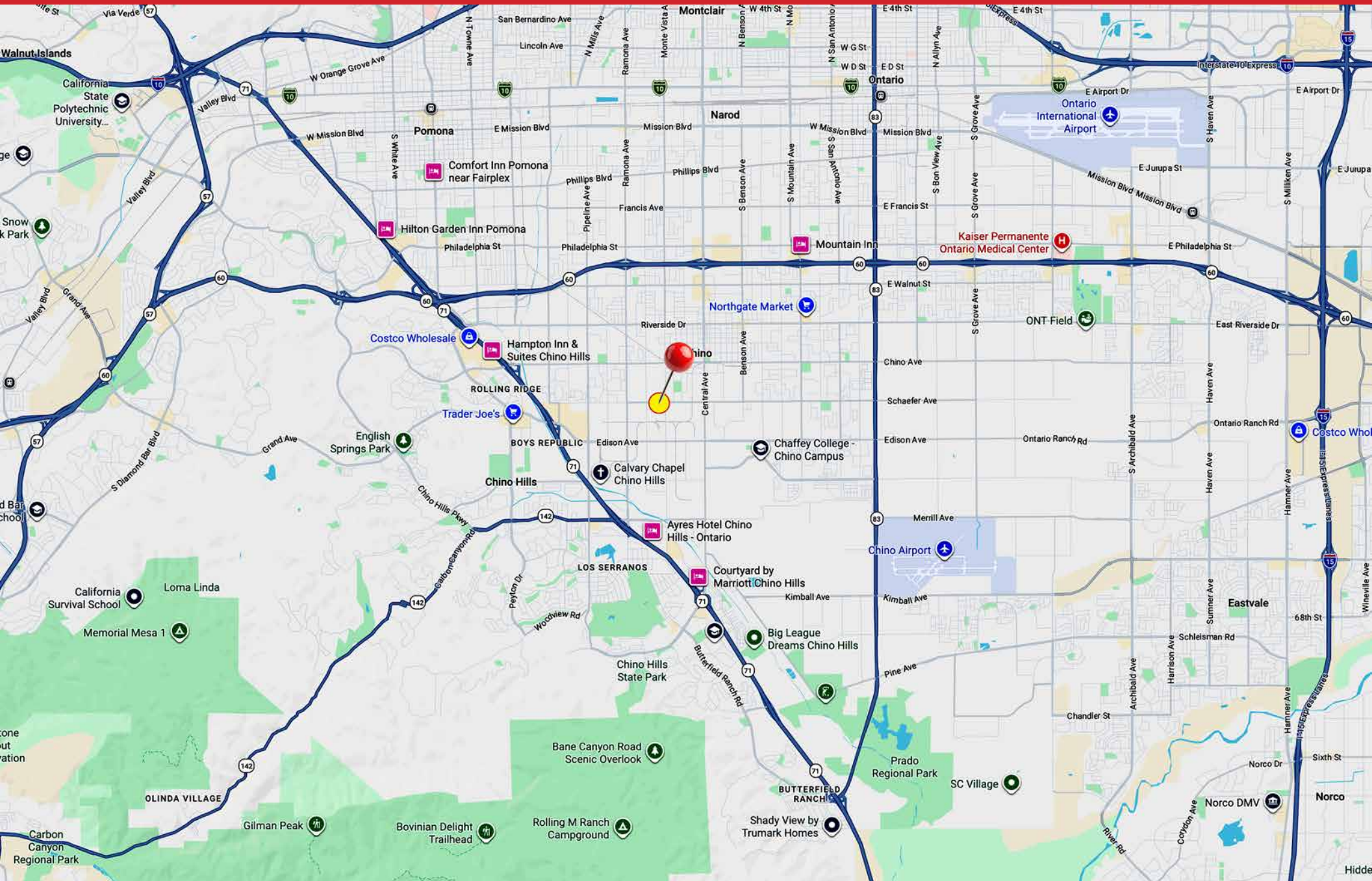
SITE PLAN



AERIAL PHOTO



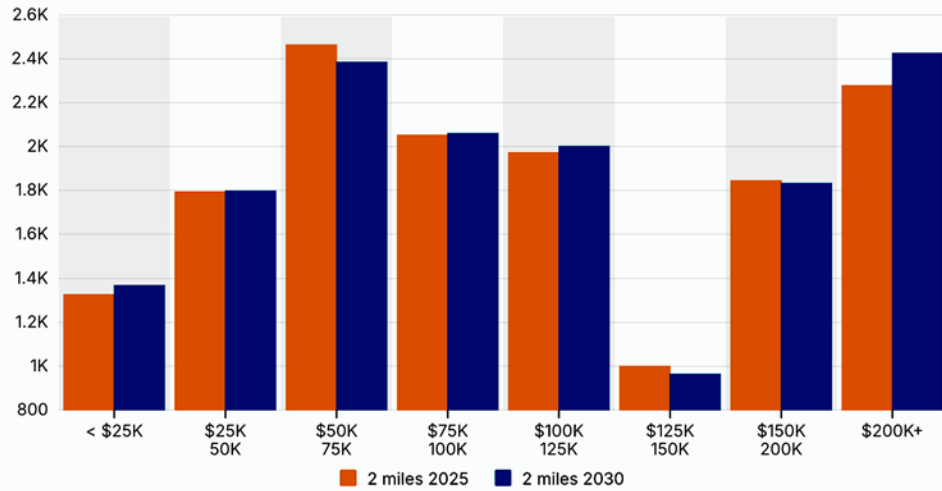
AREA MAP



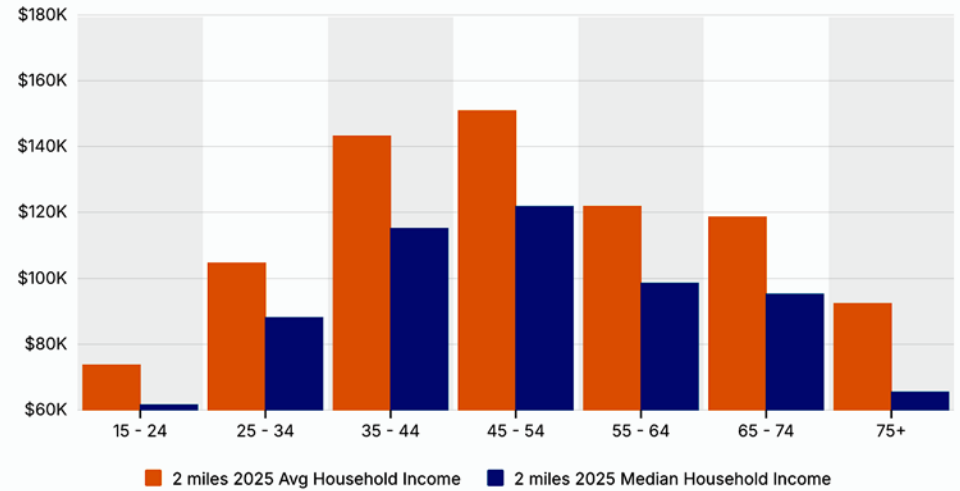
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AREA DEMOGRAPHICS

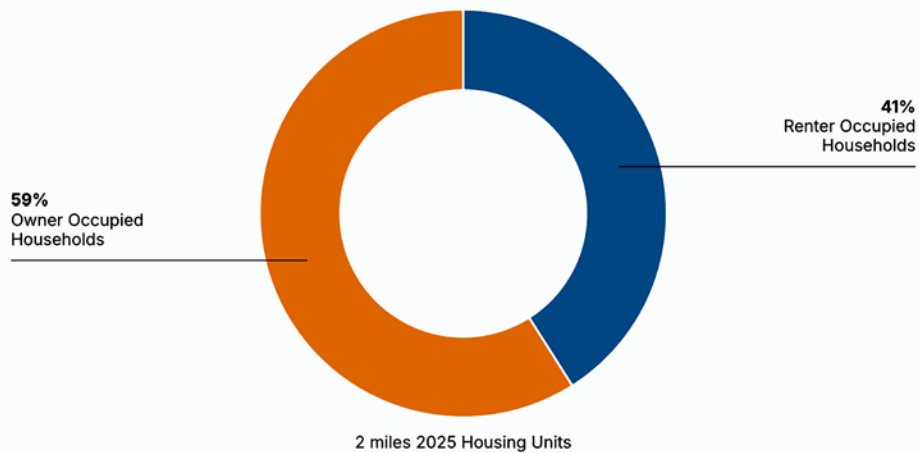
Households By Income



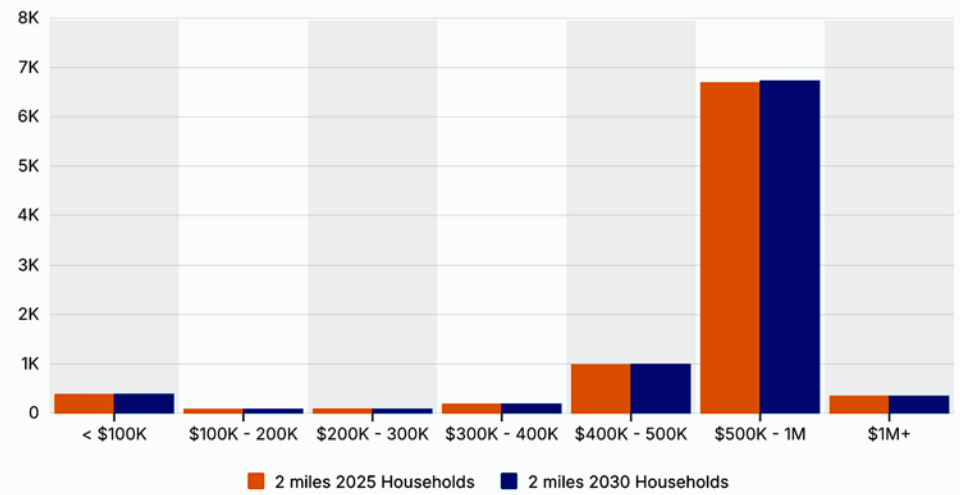
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

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INDUSTRIAL PROPERTY WITH PARKING

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