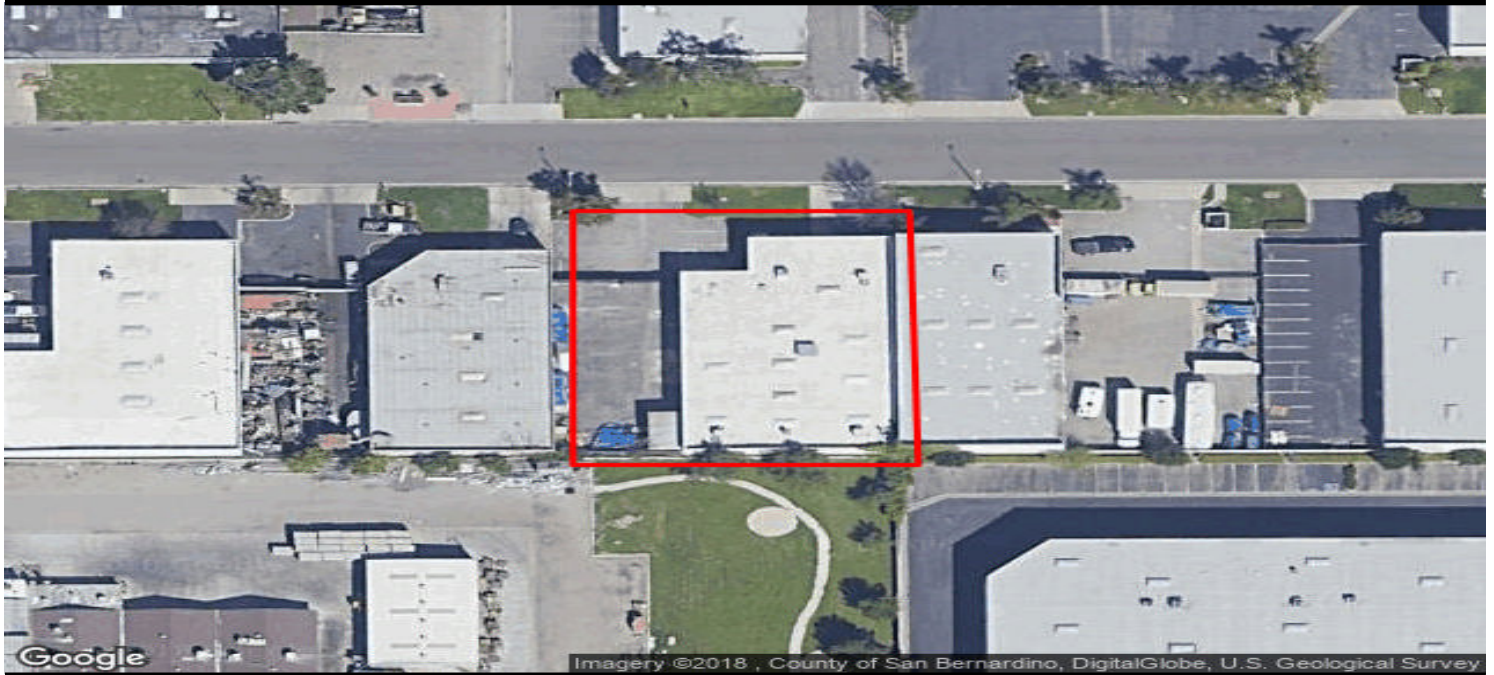


**Available SF** 9,044 SF

**Industrial For Lease**
**Building Size** 9,044 SF


**Address:** 4795 Murrieta St, Chino, CA 91710  
**Cross Streets:** Murrieta St/Yorba Ave

Heavy Power  
 Large Secured Yard  
 M-2 Zone

<b>Lease Rate/Mo:</b>	TBD	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	1,682 SF / 4
<b>Lease Rate/SF:</b>	TBD	<b>Clear Height:</b>	16'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	3	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	9,044 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	
<b>Minimum SF:</b>	9,044 SF	<b>A: 800 V: 277/480 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	0.42 Ac / 18,480 SF	<b>Construction Type:</b>	Tiltwall	<b>Unfinished Mezz:</b>	
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1980	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	8/1/20
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 10 / Ratio: 1.2:1</b>		<b>Vacant:</b>	No
<b>Taxes:</b>	\$14,840 / 2019	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced / Paved	<b>Specific Use:</b>	Manufacturing	<b>Market/Submarket:</b>	IE West
<b>Zoning:</b>	M2			<b>APN#:</b>	101948110

**Listing Company:** Lee & Associates  
**Agents:** [John Espinosa 562-568-2034](mailto:jespinosa@lee-associates.com)

**Listing #:** **Listing Date:** **FTCF:** CB000N00S000/A0AA

**Notes:** Call broker for commission information. Tenant to verify all information.