



THE RANCH

By TRANSWESTERN

±61,023 SF
BUILDING 3



9261 Remington Ave | Chino, CA



TRANSWESTERN

DEVELOPMENT
COMPANY

32'
warehouse
clear height

8 DOCK
HIGH
loading doors

6
trailer
stalls

55
parking
spots

Immediate access to the **I-15** freeway (3.5 miles) via the Limonite Ave off ramp, the **SR-71** freeway (4.2 miles) via Euclid Ave, and the **SR-60** freeway (4.5 miles) via the Archibald Ave on/off ramp

CBRE

DRIVE TIMES
3.5 MILES TO I-15
4.5 MILES TO SR-60

← 60/71 Interchange

8 DOCK HIGH
loading doors



AERIAL MAP

BUILDING FEATURES



32' warehouse clear height



ESFR sprinkler system (K-17 heads)



1,200 amp power service



6" thick building slab
Super flat floor slab: FF 58 / FL 49



±5,374 SF of two-story spec office space



8 dock high loading doors



40' - 60' x 52' column spacing and 60' in the speed bay



55 auto parking stalls



Secured concrete truck courts



1 ground level door



6 trailer parking stalls

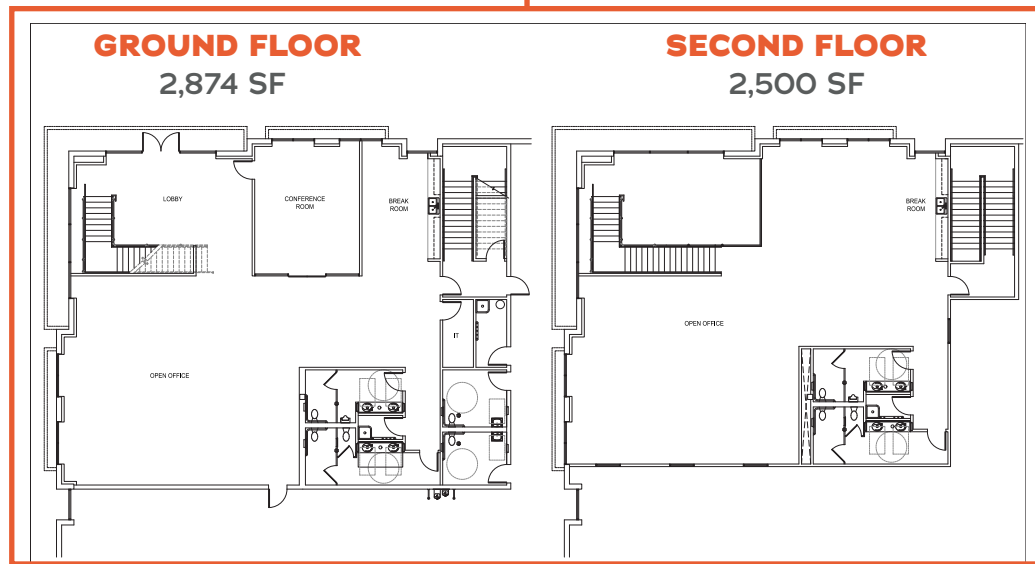
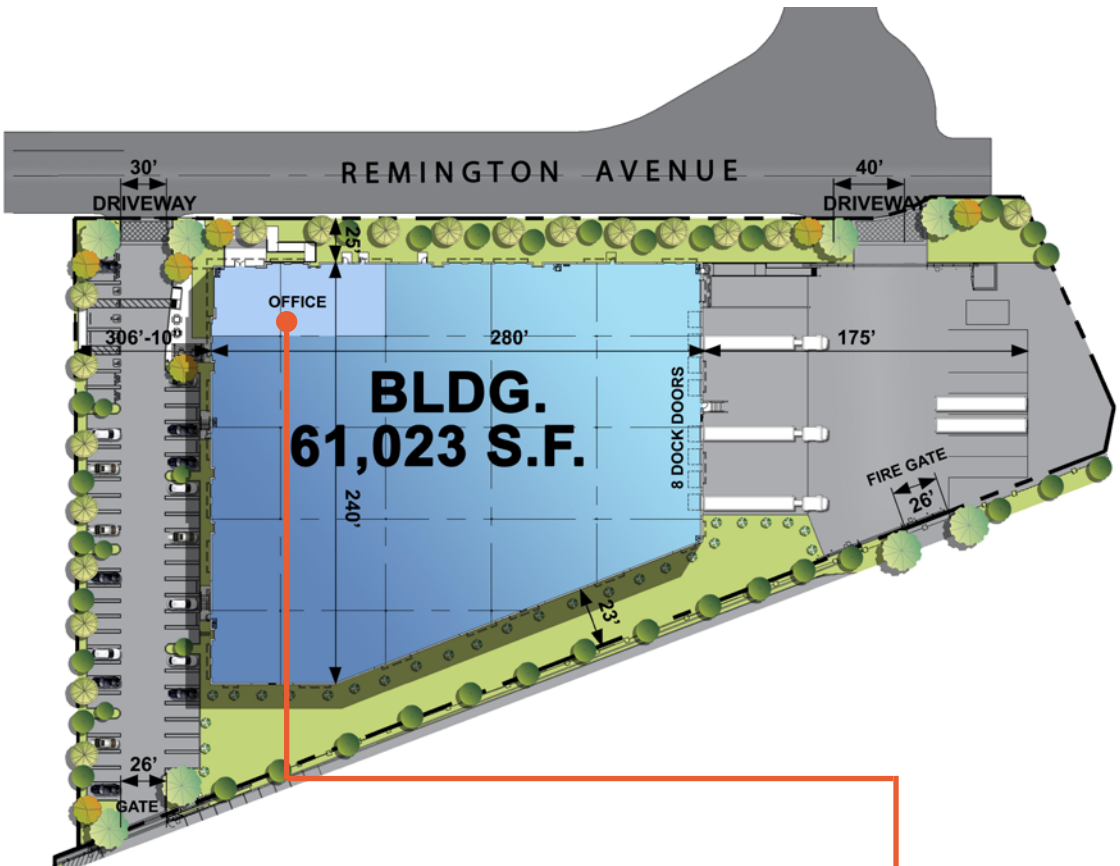


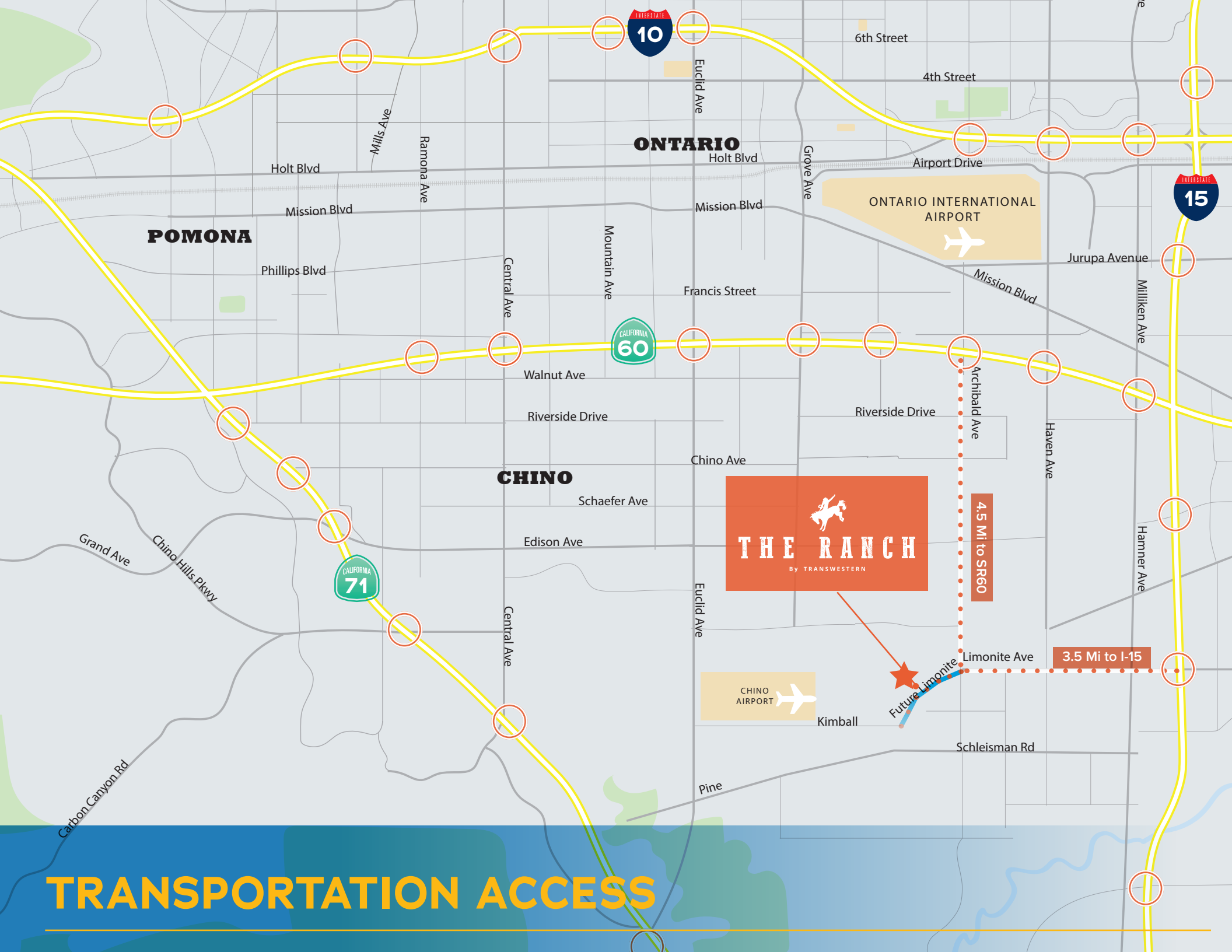
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100% concrete onsite in truck courts and parking areas

SITE PLAN





ONTARIO

POMONA

CHINO


THE RANCH
 BY TRANSWESTERN

CHINO AIRPORT


Kimball

Future Limonite

Limonite Ave

3.5 Mi to I-15

4.5 Mi to SR60

TRANSPORTATION ACCESS

KEY DISTANCE TIMES



Located in Southern California's **SOUGHT AFTER INLAND EMPIRE MARKET, THE #1 INDUSTRIAL MARKET IN THE U.S.**, the site is in the cities of Eastvale & Chino. The Inland Empire as a whole, experienced steady growth. The Eastvale/Chino's superior location to I-15, SR-71, SR-91, and SR-60 freeways and provides access to the Orange County migration off SR-91 as well as L.A. migration off SR-60.

AIRPORT
12 MINUTE DRIVE TO ONTARIO INTERNATIONAL AIRPORT

PORTS
60-70 MINUTE DRIVE TO PORTS OF LOS ANGELES AND LONG BEACH

FREEWAYS	MILES
15 Freeway	3.5
71 Freeway	4.2
60 Freeway	4.5
91 Freeway	6.0
10 Freeway	7.0

AIRPORTS	MILES
Ontario International Airport	9
San Bernardino International	29
John Wayne Airport	35
Los Angeles International Airport	58

INTERMODAL/PORTS	MILES
Mira Loma Intermodal Yard	6
Ports of Los Angeles & Long Beach	50

CORPORATE NEIGHBORS



Euclid Ave

CHINO AIRPORT



Hellman Ave



Hellman Ave



Limonite Ave



Future Limonite Ave Extension



Merrill Ave



ELOY COVARRUBIAS
+1 909 418 2284
eloy.cova@cbre.com
Lic. 01462376

JOE WERDEIN
+1 909 418 2285
joe.werdein@cbre.com
Lic. 01791235

JOSH HAYES
+1 909 418 2287
Josh.hayes@cbre.com
Lic. 01300731

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