

INDUSTRIAL SUBLEASE

AVAIL SF: 323,030

TOTAL BLDG SF: 323,030



ADDRESS 8601 MERRILL AV, CHINO CA ZIP 91710

**WATSON INDUSTRIAL PARK CHINO
SUBLEASE THROUGH NOVEMBER 30, 2020
LOW \$.09/SF NNN FEES
185' TRUCK TURNING RADIUS
36 FOOT CLEARANCE**

LEASE RENTAL \$ 171,206 /mo Gross _____ Net 0.530 Term SUBLEASE THRU 11/30/2020
SALE PRICE \$ NFS Price/SF \$ _____ Possession VERIFY Tax \$ 297,584.00 Yr 2017-2018
Avail SF 323,030 Power A 1200 V 277-480 Ø 3 W 4
Min. SF 323,030 Heat HVAC Cooling HVAC PWR Notes VERIFY
Land SF 738,522 Truck Hi Pos 61 Dim 9x10
Const CTU Roof LAM Grd Lev Drs 1 Dim 12x14
Rail NONE Unfin Ofc Mezz SF 5,225 Incl in Avail SF N Restrooms: 6
Sprinklered YES Min Clear Height 36 OFFICE DATA Office SF 5,225 # _____
Pkg 302 Yard Yes-Paved Yr Bit 2015 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 0- Zone IND To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE, YARD, PARK
AGENT Wesley Babi (310)436-6481, Edward W Whittemore Region SBO Listing # 2282623
(310)436-6482
FTCF CB000N000S000/AOAA Notes PARKING 302 AUTOS, 81 TRAILERS. 8' THICK REINFORCED 4,000 PSI
CONCRETE FLOOR SLABS. 100% CONCRETE TRUCK COURTS. LED LIGHTING.