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Logistics Provider Takes Additional 121k sf at Chino Distribution Park

Motivational Fulfillment & Logistics Services has leased an additional 121.4k sf of space within Watson Commerce Center in the Chino, boosting their total space at the modern distribution park to 418k sf. This latest transaction is for three years and has a total value of more than \$2.2 mil.



Motivational, a leading full-service fulfillment and 4th-party logistics (4PL) services provider, currently occupies an adjacent 297.1k sf facility, which was the first speculative industrial building in Southern California to be awarded Gold-level LEED certification for green building performance by the U.S. Green Building Council (USGBC). The company expects that its newest distribution center will create up to 40 new jobs in the City of Chino beginning in late 2009-early 2010.

The new facility is located at 6911 Bickmore Ave and features 32-foot warehouse clearance heights, 27 trailer storage spaces, 22 dock-high positions, concrete truck courts and abundant skylights and clerestory glass to optimize daytime lighting. The building has significant frontage on Bickmore Ave and is in close proximity to Highways 71 and 60, I-15 and the 91 freeway, as well as Ontario International Airport.

Tom Taylor, Steve Bellitti and Josh Hayes of Colliers International represented both Motivational Fulfillment and the property owner, Watson Land Company, in the transaction. The 60-acre master-planned Watson Commerce Center Chino features a range of LEED-certified industrial buildings that have attracted notable companies such as Nature's Best, a leading wholesale distributor of health and natural food products, and AEP Industries, a leading manufacturer of multi-purpose and flexible packaging films.