



AEP Inks Lease for 144k sf of Industrial Space in the Inland Empire

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While demand for most types of space may have slowed considerably over the past year, there are still businesses out there that need to find sensible new space alternatives. One such company is AEP Industries, a manufacturer of over 15,000 types of multi-purpose and flexible packaging films, which just inked a long-term lease for 143.9k sf of industrial space in the city of Chino. The 88-month transaction has a total value of about \$7 mil, or \$0.55/sf/mo.

AEP's new building is at 6949 Bickmore Ave, east of the 71 Fwy and just a few blocks southwest of Chino Airport, within Watson Commerce Center Chino. It will serve as an expansion facility to AEP's existing Chino headquarters on Monte Vista Ave.

Watson Commerce Center Chino is part of Watson's Legacy Building SeriesSM, a series of highly-flexible, energy-efficient Class A industrial buildings designed and constructed in accordance with the U.S. Green Building Council's LEED® guidelines. Currently, more than 848k sf of the 1.3 msf master-planned center has been leased.

AEP's space is within a larger 265.3k sf building and features 25 trailer storage spaces, concrete truck courts, and abundant clerestory glass. The building allows for easy access to major area freeways including Highways 71 and 60, I-15, as well as Ontario International Airport.

"Flexibility and energy efficiency played a key role in our decision to expand to Watson Commerce Center Chino," said Daryl Danielowicz, national warehouse manager for AEP Industries. "We were particularly impressed by the energy-saving features of the building, as well as the ratio of trailer parking to the number of dock high doors."

The expansion marks the third lease within Watson's 60-acre master-planned center. Neighboring buildings are occupied by Nature's Best, a leading health and natural food products company, and Motivational Fulfillment & Logistics Company, a mid-sized fulfillment & distribution company.

Chuck Belden of Cushman & Wakefield represented AEP Industries in the transaction. Watson Land Company was repped by Tom Taylor, Steve Bellitti and Josh Hayes of Colliers International.