

# WATSON

INDUSTRIAL PARK CHINO

## 280,827 SF

Available For Lease

**36'** Clear Height *for up to 25% more storage space*



### Legacy Building<sup>SM</sup> 849

9129 Remington Avenue, Chino, CA



Build Green. Everyone Profits.

#### LEED- Leadership in Energy & Environmental Design

Legacy Building<sup>SM</sup> 849 has been constructed as a LEED<sup>®</sup> certified building. LEED<sup>®</sup> developments are voluntary and are designed to be environmentally responsible, high performing, sustainable and healthy places to work.

\*LEED is a registered trademark of the U.S. Green Building Council.

#### SPECIFICATIONS

**BUILDING SIZE:** 280,827 SF

**OFFICE SIZE:** 10,958 SF  
(includes finished mezzanine)

**LAND SIZE:** 653,400 SF

**TRUCK POSITIONS:** Dock high: 60 (9' x 10')  
Ground level ramp: 2 (12' x 15')

**TRUCK TURNING RADIUS:** up to 190'

**MINIMUM CLEARANCE:** 36'

**SPRINKLER SYSTEM:** ESFR (K 25.2 heads)

**TRAILER STORAGE SPACES:** 73

**POWER:** 2,500 amps, 277/480 volts,  
3 phase, 4 wire

**WAREHOUSE LIGHTING:** LED with motion sensors

**AUTO PARKING SPACES:** 96

#### LEGACY FEATURES

6 1/2" thick, reinforced,  
100% concrete truck courts

3% skylights

Architectural two-story glass entries

8" thick, reinforced, 4,000 psi  
concrete floor slabs

Abundant clerestory glass

White scrim foil



# WATSON

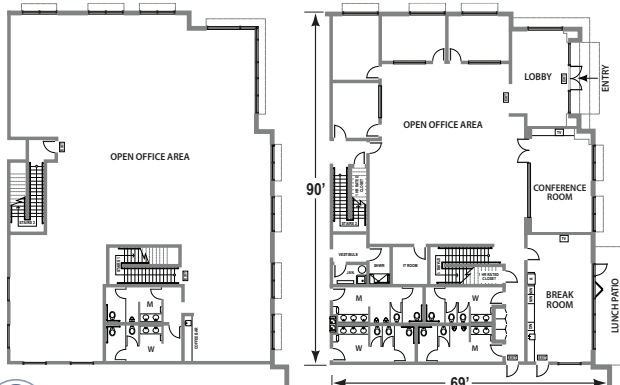
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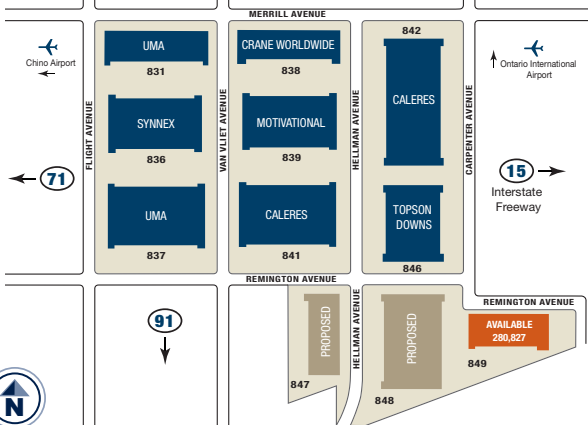
## OFFICE PLAN 10,958 Total SF



Mezzanine (5,385 SF)

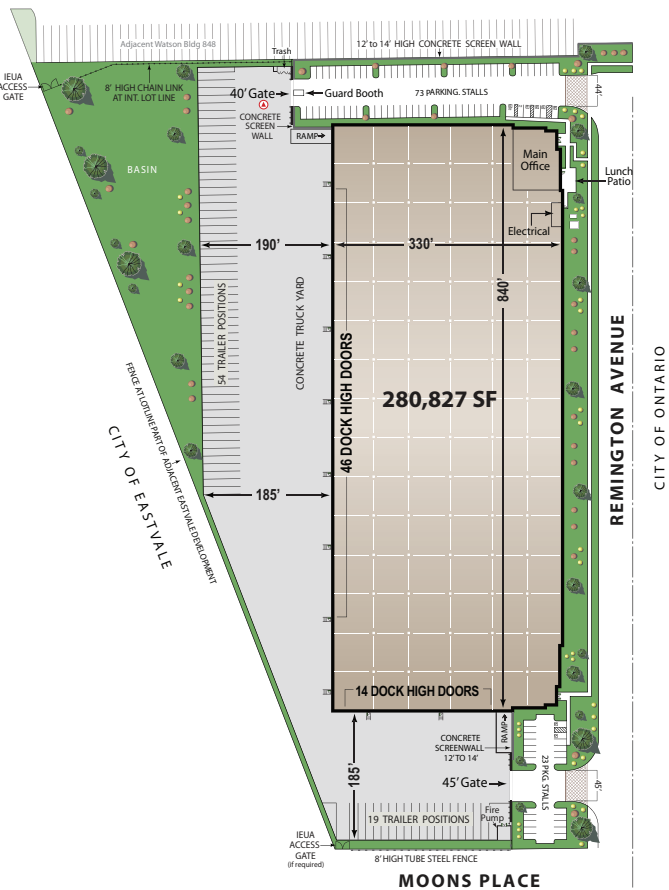
First Floor (5,573 SF)

## WATSON INDUSTRIAL PARK CHINO



## LEGACY BUILDING<sup>SM</sup> 849 SITE PLAN

LEED<sup>®</sup> Certified



© All Fire Access Lanes Comply with Chino Valley Fire District.

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