

WATSON

COMMERCE CENTER

301,513 SF

Available For Lease

Best New Industrial Development - Awarded by the City of Chino



Build Green. Everyone Profits.

LEED- Leadership in Energy & Environmental Design

Legacy BuildingSM 819 has been constructed as a LEED[®] certified building. LEED[®] 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.

Legacy BuildingSM **819**

16133 Fern Avenue, Chino, California 91710

SPECIFICATIONS

BUILDING SIZE: 301,513 sq. ft.

OFFICE SIZE: 4,230 sq. ft.

LAND SIZE: 609,301 sq. ft.

TRUCK POSITIONS: Dock High: 43 (9' x 10')
Ground Level Ramp: 1 (12' x 14')

TRUCK TURNING RADIUS: 187'

MINIMUM CLEARANCE: 32'

SPRINKLER SYSTEM: ESFR

YEAR OF CONSTRUCTION: 2008

POWER: 1,200 amps, 480/277 volts,
3 phase, 4 wire (Expandable)

PARKING SPACES: 195 (Expandable)

LEGACY FEATURES

52 trailer storage spaces

100% concrete truck courts

3% skylights

Architectural two-story glass entries

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

Abundant clerestory glass



WATSON

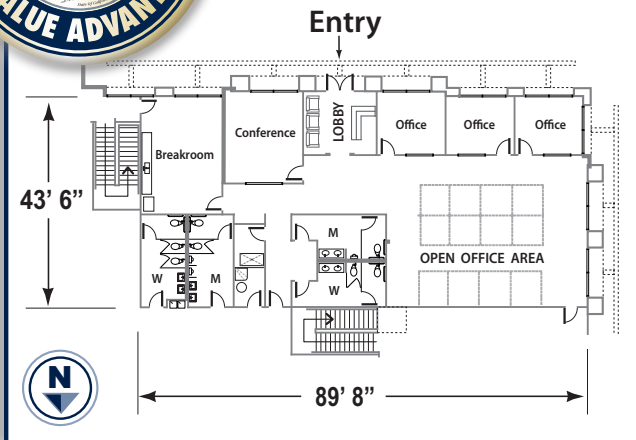
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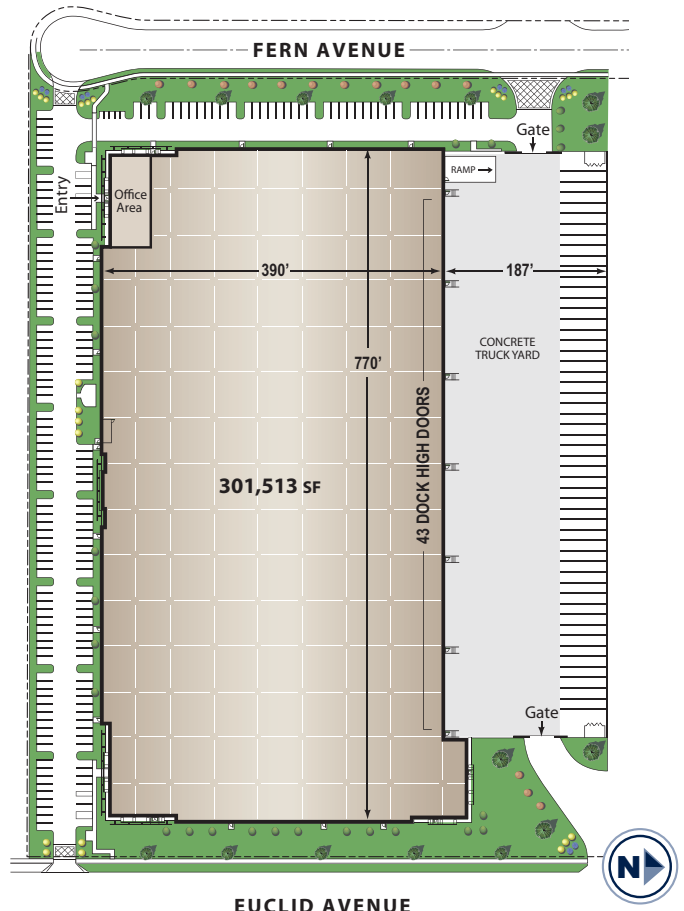


OFFICE PLAN 4,230 SF



LEGACY BUILDINGSM 819 SITE PLAN

LEED[®] Certified



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