

WATSON

COMMERCE CENTER

265,267 SF

Available For Lease

Best New Industrial Development - Awarded by the City of Chino



Legacy BuildingSM 818 | 6911 Bickmore Avenue, Chino, CA 91710



Build Green. Everyone Profits.

LEED- Leadership in Energy & Environmental Design

Legacy BuildingSM 818 has been constructed as an 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.

SPECIFICATIONS

BUILDING SIZE: 265,267 SF

OFFICE SIZE: 8,460 SF (2 Offices)

LAND SIZE: 533,850

TRUCK POSITIONS: Dock high: 41 (9' x 10')
Ground level ramp: 2 (12' x 14')

TRUCK TURNING RADIUS: 187'

MINIMUM CLEARANCE: 32'

SPRINKLER SYSTEM: ESFR

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

PARKING SPACES: 108 (Expandable)

LIGHTING: T-5 with motion sensors

LEGACY FEATURES

51 trailer storage spaces

Secure, fenced 100% concrete truck courts

3% skylights

Architectural two-story glass entries

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

Abundant clerestory glass

12 dock levelers in place

Approximately 4,000 SF of bonus storage
mezzanine (not included in SF)



Developed Owned and Managed by WATSON LAND COMPANY

watsonlandcompany.com

WATSON

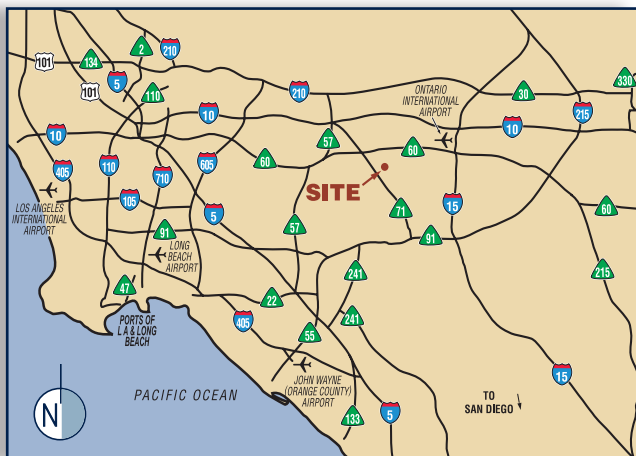
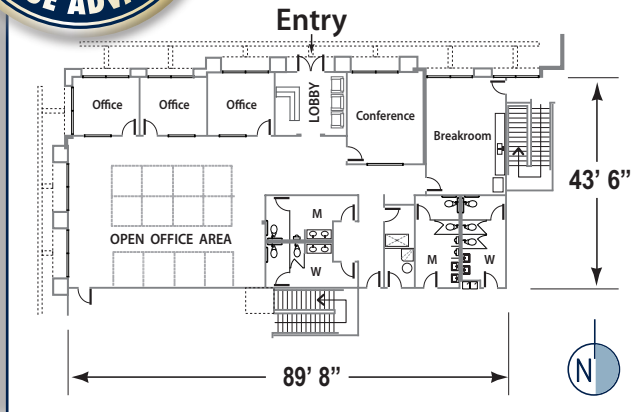
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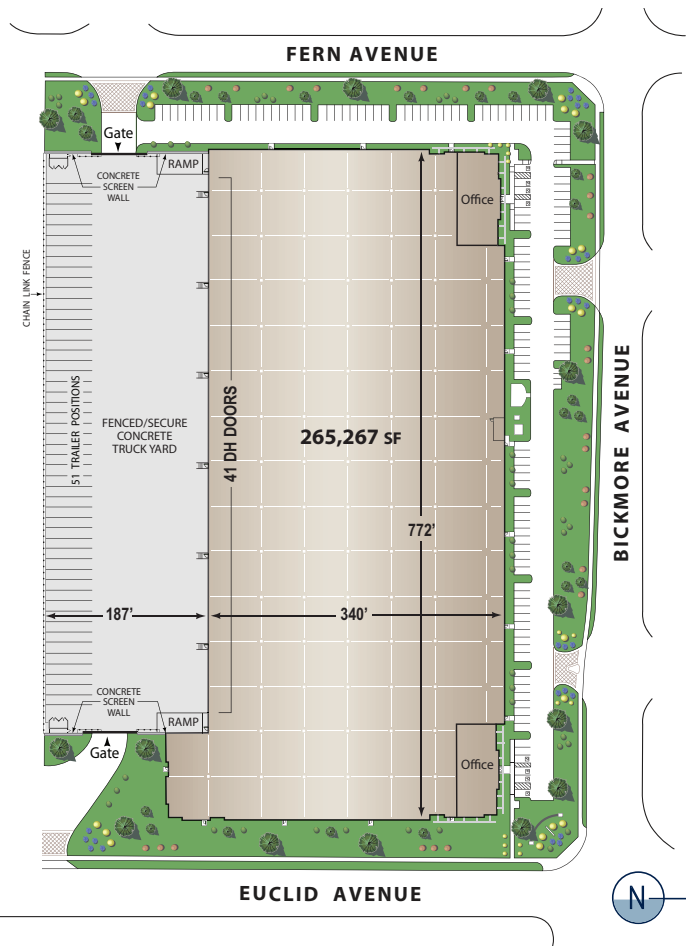
OFFICE PLAN 4,230 SF

(2 offices totaling 8,460 SF)



LEGACY BUILDINGSM 818 SITE PLAN

LEED[®] Certified



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