



5177
CHINO
AVE



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A 3.61 ACRE INDUSTRIAL REDEVELOPMENT OPPORTUNITY

OFFERING SUMMARY

5177 CHINO AVE

Cushman & Wakefield is pleased to offer for sale **5177 Chino Avenue**, Chino, California (the "Property") a +/- 3.61-acre industrial site located at the gateway of the highly desirable Inland Empire West Industrial Submarket. Currently improved with +/- 54,936 SF of second-generation industrial buildings, the property offers the increasingly rare opportunity to develop a new, 60,180 SF institutional quality industrial building with a large secured yard.

The property is being offered unpriced on an as-is basis for the building and land thereunder.

The offering represents an exceptional opportunity to develop a new state-of-the-art building in one of the best industrial markets in the nation.



INDUSTRIAL
PARCEL



3.61
ACRES



SITE FEATURES & LOCATION

Located in Chino, a prime submarket of West Inland Empire, 5177 Chino Ave provides the ability to acquire a parcel in an industrial market with low vacancy in high demand. The 3.61 acre site provides an investor access to the rail spur which is extremely limited in the region, as well as beneficial zoning in place. With multiple access points to freeways, the Site is enhanced with its high access to the strong labor market in the surrounding area.

