

EASTVALE 88

14955 Limonite Avenue, Eastvale, CA.

88,500 S.F. BUILDING ON 5 ACRES



- Prime Inland Empire West Location
- Building is divisible with two prominent entries
- Appx. 7,000 s.f. of approved turnkey office/restrooms
- 32' minimum clearance
- ESFR sprinkler system
- 143' truck court



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CHINO/EASTVALE LOCATION HIGHLIGHTS

“West is Best”

Chino/Eastvale is located at the Western most point of the Inland Empire, only 9 miles from Orange County and 7.5 miles east of the San Gabriel Valley

Established Market in Chino

With a base of 50 million square feet, Chino (directly west of Eastvale) is recognized as the most desirable location for state-of-the-art distribution facilities due to its close proximity to the ports of Los Angeles and Long Beach (34 miles), making transportation costs significantly cheaper than all other cities in the Inland Empire marketplace

Freeway Access from every Direction

Chino/Eastvale is centrally located near four major transportation routes (Hwy. 60, Hwy. 71, Hwy. 91, and I-15) and is just 10 minutes from Ontario International Airport

Quality Labor Pool

In addition to the quality labor pool in the immediate area, the Chino/Eastvale market provides access to the equally qualified labor pools of Orange County and LA County due to a convenient reverse commute

Dynamic, Growing City

Eastvale boasts a growing population of 60,000 people, high quality schools, and a supportive city government

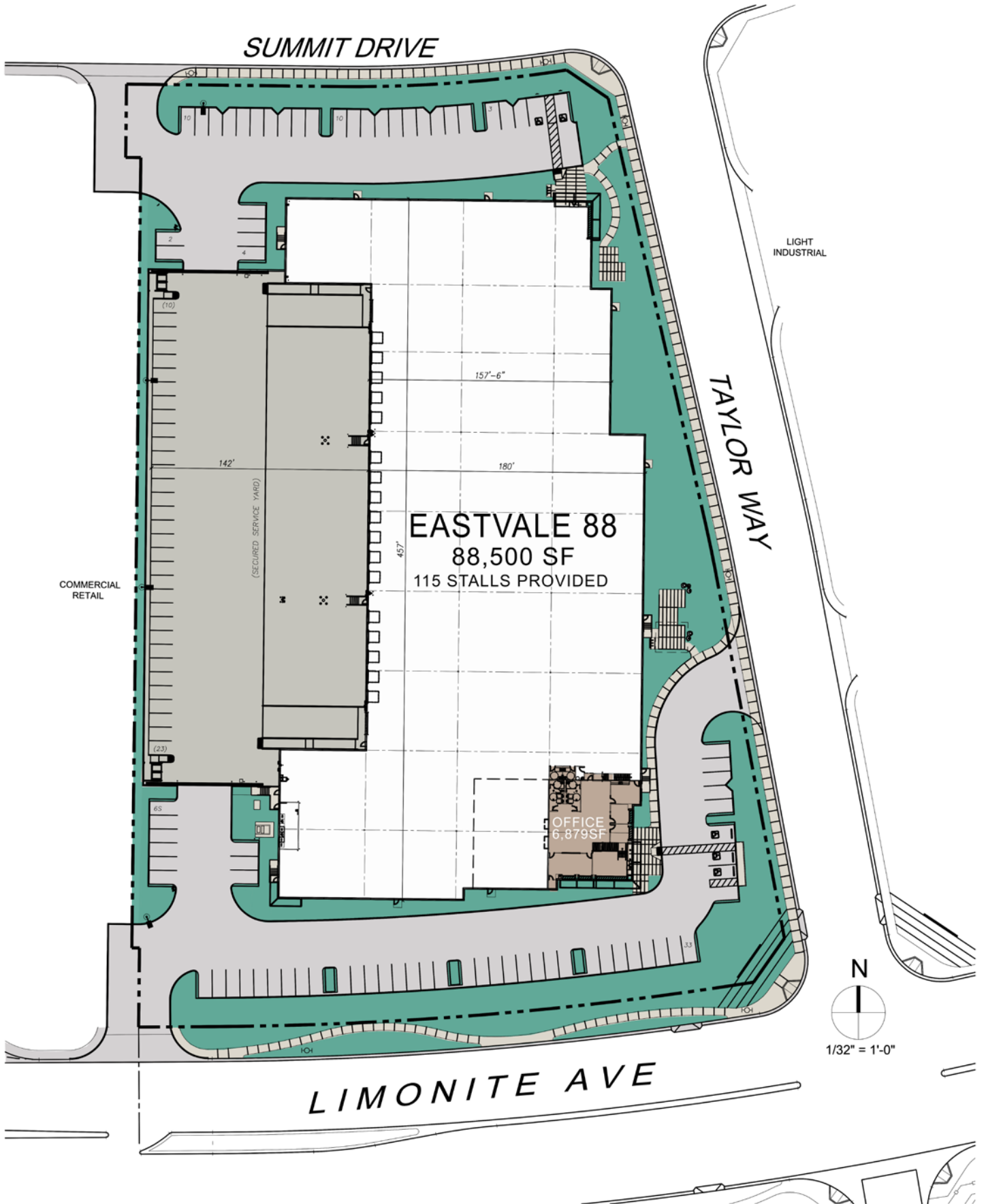
SITE HIGHLIGHTS

- Part of **100 acre master plan**
- **Carefully written CC&Rs** insure quality environment
- **Future retail** amenities planned

BUILDING SPECIFICATIONS

- **88,500** Square Feet
- Approx. **3,500 Square Feet** of Finished Office Area/Restrooms on the Ground Floor
- **Mezzanine Deck** - Approx. 3,500 Square Foot
- **ESFR** Sprinkler System
- **143’ Truck Court**
- **17 Dock High Doors** and Two (2) Ramp Level Doors
- **2,000 Amp** Underground Pull Section with 277/480 Volt Power

SITE PLAN



EASTVALE 88
88,500 SF
115 STALLS PROVIDED

OFFICE
6,879SF

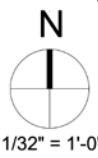
SUMMIT DRIVE

LIMONITE AVE

TAYLOR WAY

LIGHT INDUSTRIAL

COMMERCIAL RETAIL



AERIALS



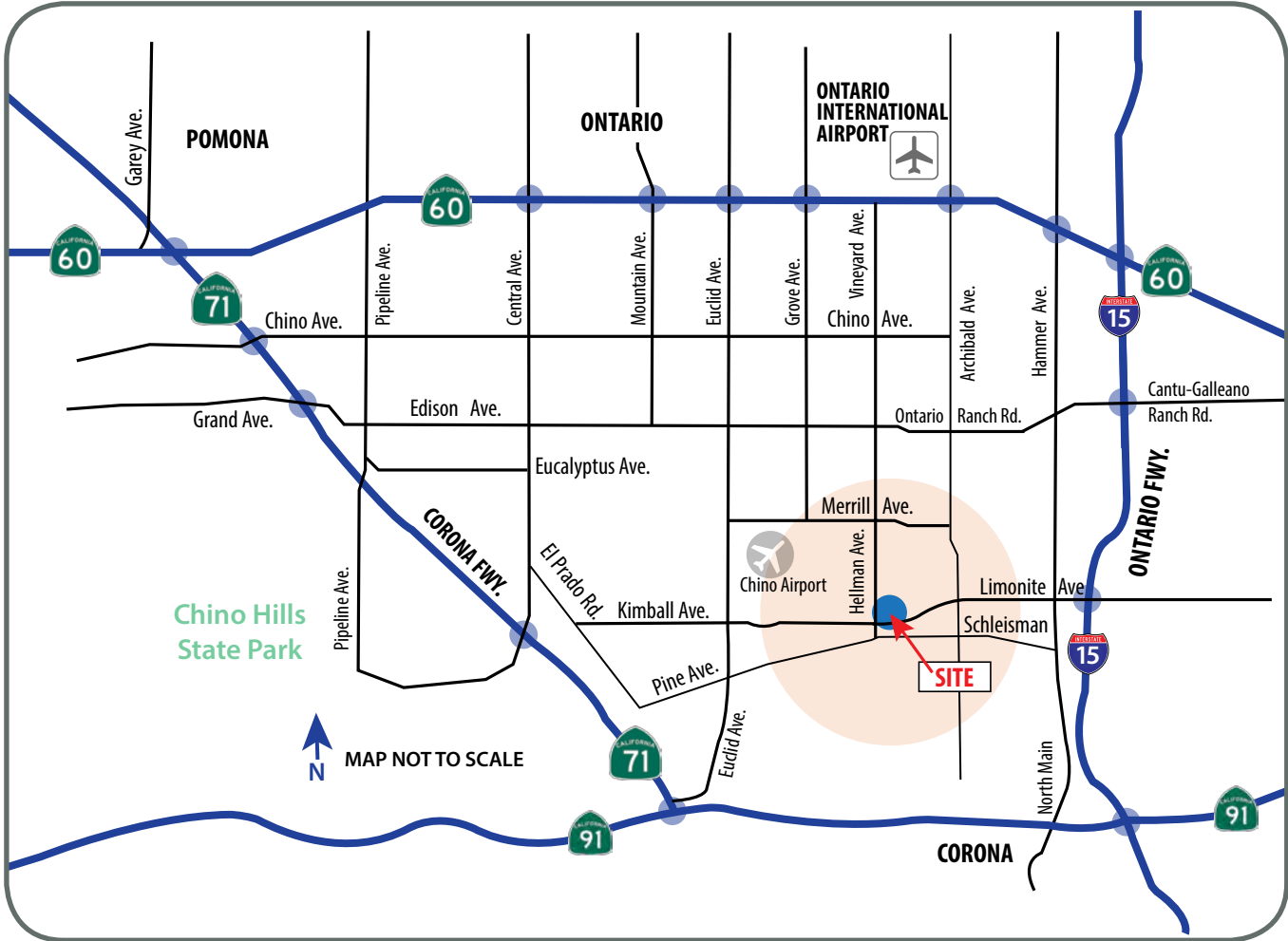
OVERALL MASTER PLAN

Buildings 1-6 comprise "The Ranch by First Industrial"

Eastvale 88 will be constructed in Planning Area 3 as shown



AREA MAP



For further information contact:



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Owned and Developed By:



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