LAWRENCE ALLEN
& ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

3668 PLACENTIA CT CHINO, CA 91710

12,592 SF INDUSTRIAL SPACE FOR LEASE OR SALE

- 31,359 SF - LAND
  12,592 SF - BLDG
- $1.60/SF GROSS
- WELL MAINTAINED PROPERTY
- 16" CLEAR HT
- FENCED YARD
- CLOSE PROX. TO 60 & 70 FWY
- MODERN OFFICES
  POLISHED FLOORS
- 1 GL - DOOR
  1 DOCK-HIGH DOOR

LEASE: ASKING $1.60/SF GROSS

SALE: CALL FOR DETAILS

LARRY KLIGER
(626) 429-8890
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LIC # 01521515

This 12,592 SF industrial building sits on a spacious 31,359 SF lot, featuring a fully fenced yard, one dock-high loading door, and one ground-level door with 16-foot clear height. The modern, well-appointed offices complement a clean, well-maintained warehouse with a newly coated roof and skylights. Strategically located at 3668 Placentia Court in Chino, CA, the property is less than one mile from the 60 Freeway and near the 71 Freeway, offering excellent logistics to OC, Inland Empire, and San Gabriel Valley. Surrounded by retail and essential amenities at the Majestic Spectrumand The Chino Commons, this prime opportunity is ideal for businesses seeking convenience, security, and efficiency. A rare small building with dock high loading and fenced yard is available for occupancy as a tenant or property owner.