

FOR LEASE

207,763 SF CAMPUS AVAILABLE
35,012 SF – 71,751 SF / 4 BUILDINGS



Walnut Creek Business Park – San Dimas, CA



13191 Crossroads Parkway N, 6th Floor,
City of Industry, CA 91746
www.majesticrealty.com

Austin Roski (562) 948-4304
aroski@majesticrealty.com
RE#: 02228280 (CA)

Reon Roski (562) 948-4307
reonroski@majesticrealty.com
RE#: 01905232 (CA)

Walnut Creek Business Park Features

This Premiere Business Park is located contiguous to the Foothill (210) and Orange (57) freeways, giving the park exceptional access to the San Bernardino (10) and Pomona (60) freeways.



9 existing buildings on 43.46 acres in an unsurpassed business park. 4 buildings offering a campus hub



Numerous retail services, including restaurants, financial institutions, and other amenities nearby



Unparalleled access to all points within the Southern California marketplace



Located in master planned business park with CC&R's to protect building quality and maintenance



The city of San Dimas' location and environment continues to attract the nation's top corporations



Freeway frontage identity



Available Buildings For Lease

Building 1	51,000 Square Feet
Building 2	71,751 Square Feet
Building 3	50,000 Square Feet
Building 10	35,012 Square Feet
Total	207,763 Square Feet



Walnut Creek Business Park – Site Map

South Side of 43.46 Acre Business Park

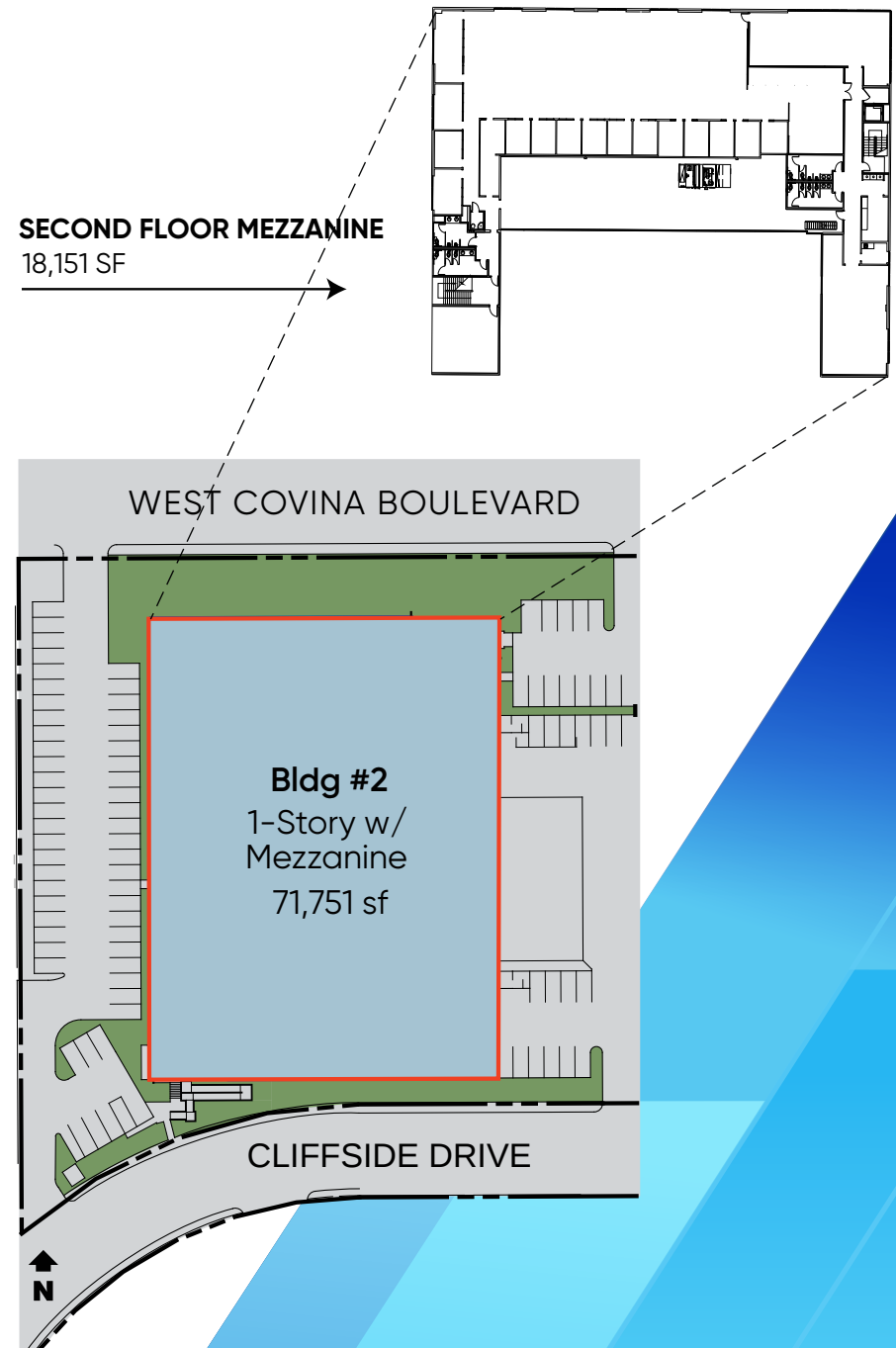


Building 2 – 71,751 SF

542 West Covina Blvd., San Dimas, CA

FEATURES

First Floor Office:	To Suit
Second Floor Mezzanine Office:	18,151 SF
Clear Height:	24'
Dock High Doors:	4
Ramp Doors:	1
Auto Parking:	85 (Additional Parking Available)
Power:	2,000 Amp
Warehouse Lighting:	LED
Sprinkler System:	.415 GPM per 4,000 SF
Floor:	5" Concrete
Roof:	1-Ply



Architectural floor plan of Building 2, a 53,600sf structure. The plan shows a large central area labeled "Building 2 53,600sf" with a grid of dimensions. To the left is a "Mezzanine Above" with restrooms. To the right is a "268' Bldg" with dock doors. Below the main area is a "200' Bldg" and a "Shared Truck Court". The plan also includes various rooms like "Electrical Room", "Storage Room", and "Telephone Room". A curved road labeled "Cliffside Drive" is at the bottom.

MAJESTIC REALTY CO.
13191 Crossroads Parkway North
Sixth Floor
City of Industry, California 91746-3497
Telephone: (562) 692-9581

COMMERCE CONSTRUCTION CO., L.P.
 13191 Crossroads Parkway North
 Sixth Floor
 City of Industry, California 91746-3497
 Telephone: (562) 699-0453
 License No. 723302

SITE PLAN

BUILDING 2

WALNUT CREEK

542 CLIFFSIDE DRIVE, SAN DIMAS, CA.

CCC JOB NO.
2011-768

SHEET NO.

A1.2

SCALE:	A
1/16" = 1'-0"	

SCALE:	A
1/16" = 1'-0"	



542 Covina Boulevard

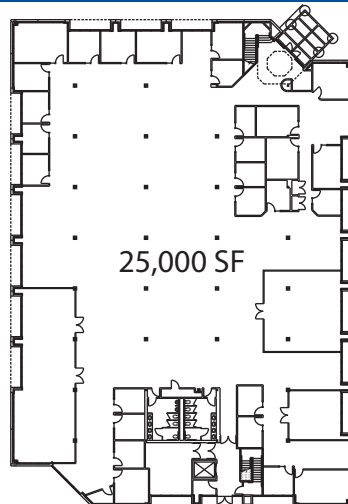
Building 3 – 50,000 SF

620 West Covina Blvd., San Dimas, CA

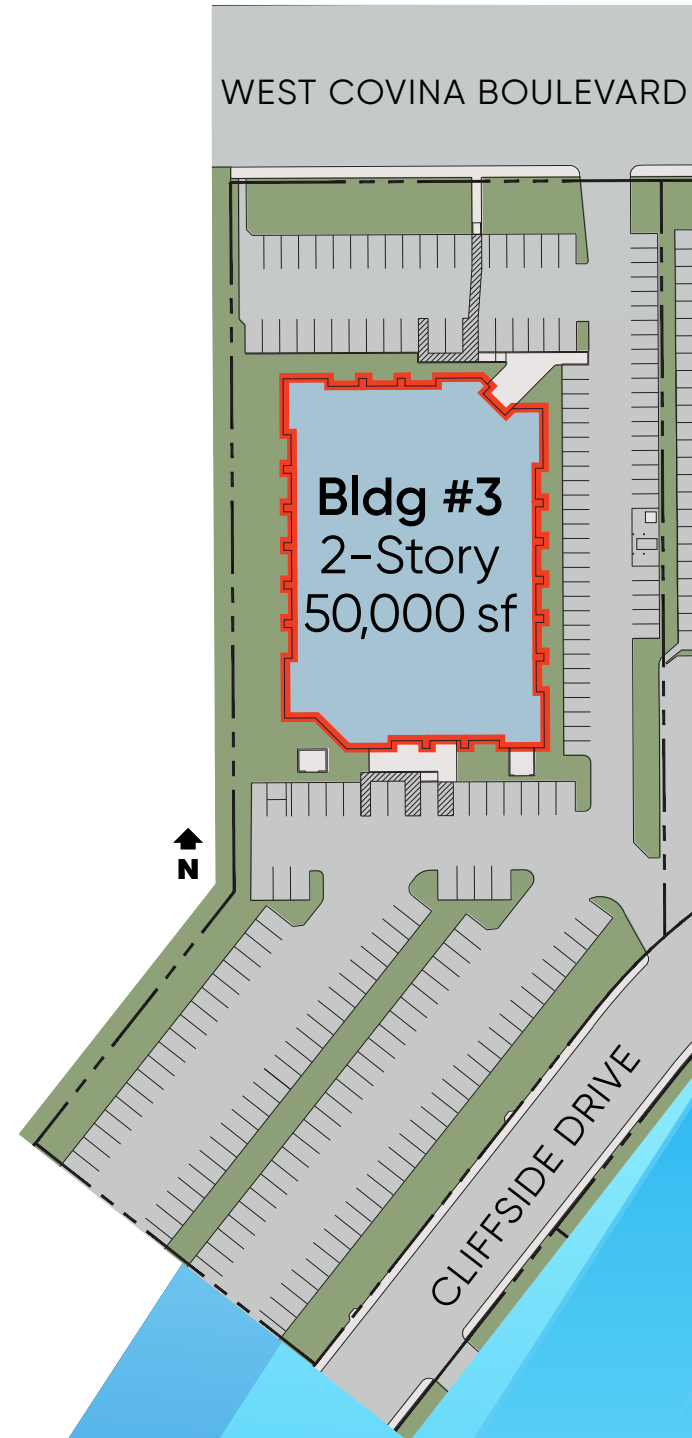
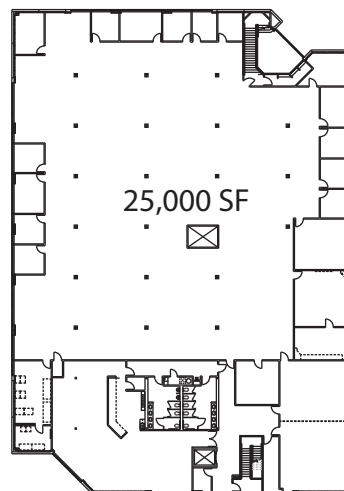
FEATURES

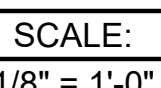
Office:	Two-Story, 25,000 SF/Floor (Existing) or to Suit
Auto Parking:	207 (Additional Parking Available)
Power:	2,000 Amps
Sprinkler System:	Yes
Floor:	5" Concrete
Roof:	1-Ply

First Floor Office Layout



Second Floor Office Layout





	A
--	---

A2.0

[illegible]

This Plan is the Property of
Commerce Construction Co., L.P.



	A
--	---

CCC JOB NO.
2011-729

SHEET NO.

A2.1



Vicinity Map



FOR ADDITIONAL INFORMATION:



Austin Roski (562) 948-4304
aroski@majesticrealty.com
RE#: 02228280 (CA)

Reon Roski (562) 948-4307
reonroski@majesticrealty.com
RE#: 01905232 (CA)

13191 Crossroads Parkway North, 6th Floor, City of Industry, CA 91746 | www.majesticrealty.com