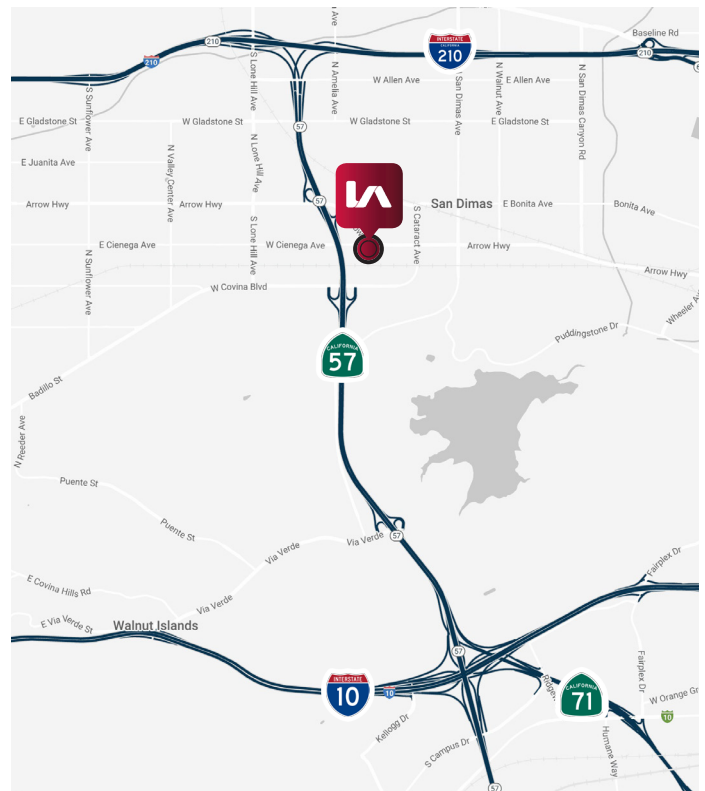


SAN DIMAS COMMERCE CENTER

ARROW HIGHWAY & CIENEGA AVENUE | SAN DIMAS, CA 91773



- Air-conditioned and Heated Offices
- Strip Fluorescent Lighting/Foil Insulations
- Skylights in Warehouses
- Professionally Landscaped
- Retail/Office Parking Ratio 4:1
- Industrial Parking Ratio 2:1
- 100, 200 & 400 Amps, 110/208 Volts, 3 Phase
- Easy Access to the I-10, CA-210, CA-57 and CA-71 Freeways
- Ground Level Loading Doors



JUSTIN LEWOOD

jleewood@lee-assoc.com

D 909.373.2989

DRE #01837452

LEE & ASSOCIATES - ONTARIO

Corporate ID: 00976995

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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SAN DIMAS COMMERCE CENTER

ARROW HIGHWAY & CIENEGA AVENUE | SAN DIMAS, CA 91773

FOR LEASE



AVAILABILITY

ADDRESS/SUITE	SPACE TYPE	DESCRIPTION OF SPACE	SIZE (SF)	RATE PSF MG
466 W. Arrow HWY, Unit G	Industrial	Reception Area, and 1 Private Office, and Warehouse	±1,080 SF	\$1.55 PSF
466 W. Arrow HWY, Unit M	Industrial	Reception Area, 1 Private Office, Bullpen / Breakroom, and Warehouse	±1,416 SF	\$1.55 PSF
482 W. Arrow HWY, Unit H	Industrial	Reception Area, and 1 Private Office, and Warehouse	±1,156 SF	\$1.55 PSF
425 Borrego CT	Industrial	Stand Alone Building with Private Gated Yard	±13,489 SF	\$1.40 PSF
550 W. Cienega Ave., Unit D	Office	2 Private Offices, Conference Room, Bullpen, Kitchenette, and Storage	±1,248 SF	\$1.55 PSF
550 W. Cienega Ave., Unit E	Office	Reception Area, 1 Private Office, Bullpen Area, and Storage	±1,376 SF	\$1.55 PSF
550 W. Cienega Ave., Units D+E	Office	Reception Area, 3 Private Offices, Conference Room, Bullpen Area, Kitchenette, and Storage	±2,624 SF	\$1.55 PSF

NOTE: All rates quoted on a modified gross basis with Lessor paying property taxes and building insurance. Lessee pays their own electric phone, data, and a common area maintenance fee of \$0.10 PSF covering water, trash, landscaping and HVAC maintenance.

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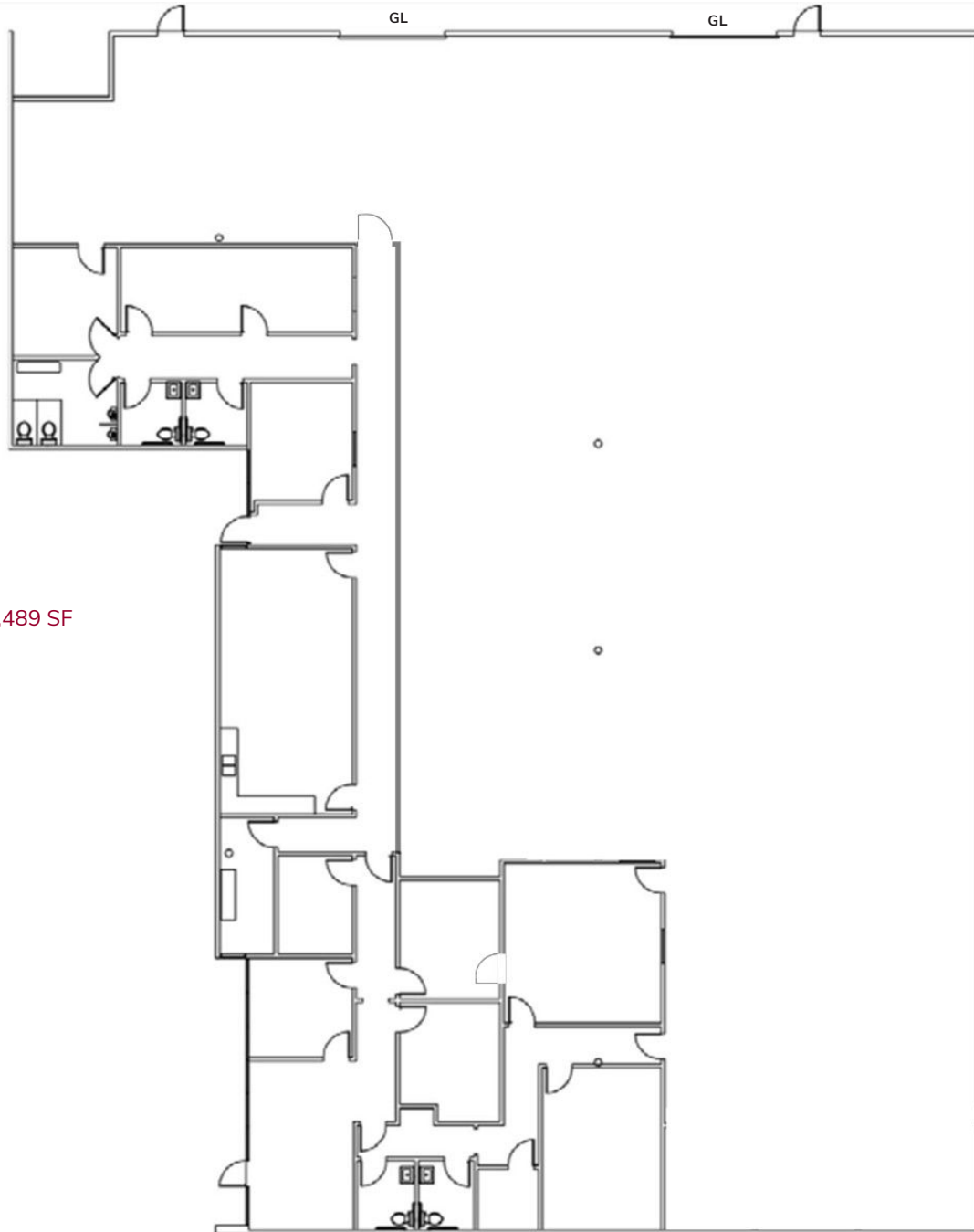
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SAN DIMAS COMMERCE CENTER

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FOR LEASE

PRIVATE GATED YARD



FLOOR PLAN

425 Borrego CT- ±13,489 SF

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