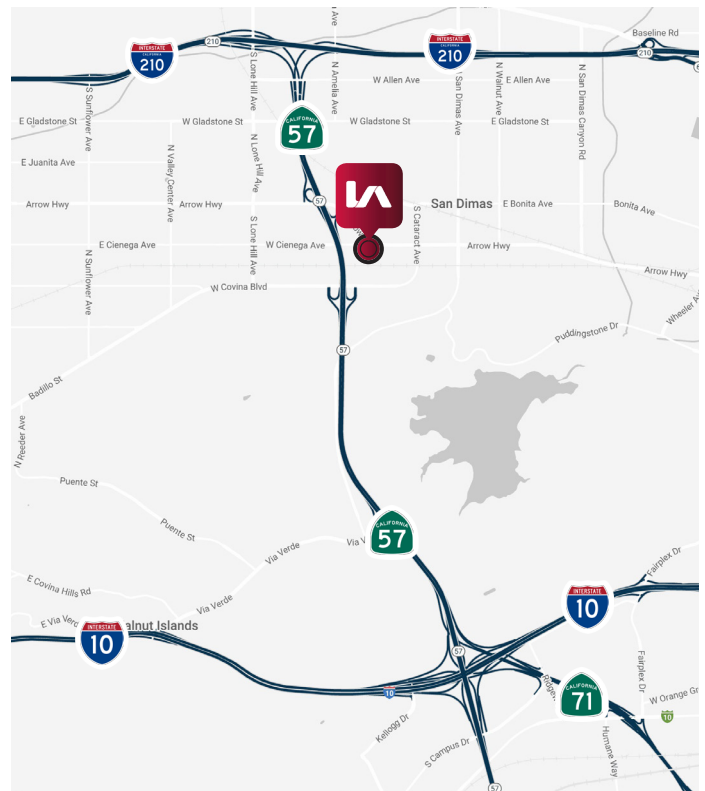


SAN DIMAS COMMERCE CENTER

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

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D 909.373.2989

DRE #01837452

lee-associates.com

LEE & ASSOCIATES

3535 Inland Empire Boulevard

Ontario, CA 91764

(909) 989-7771

Corporate ID: 00976995



COMMERCIAL REAL ESTATE SERVICES

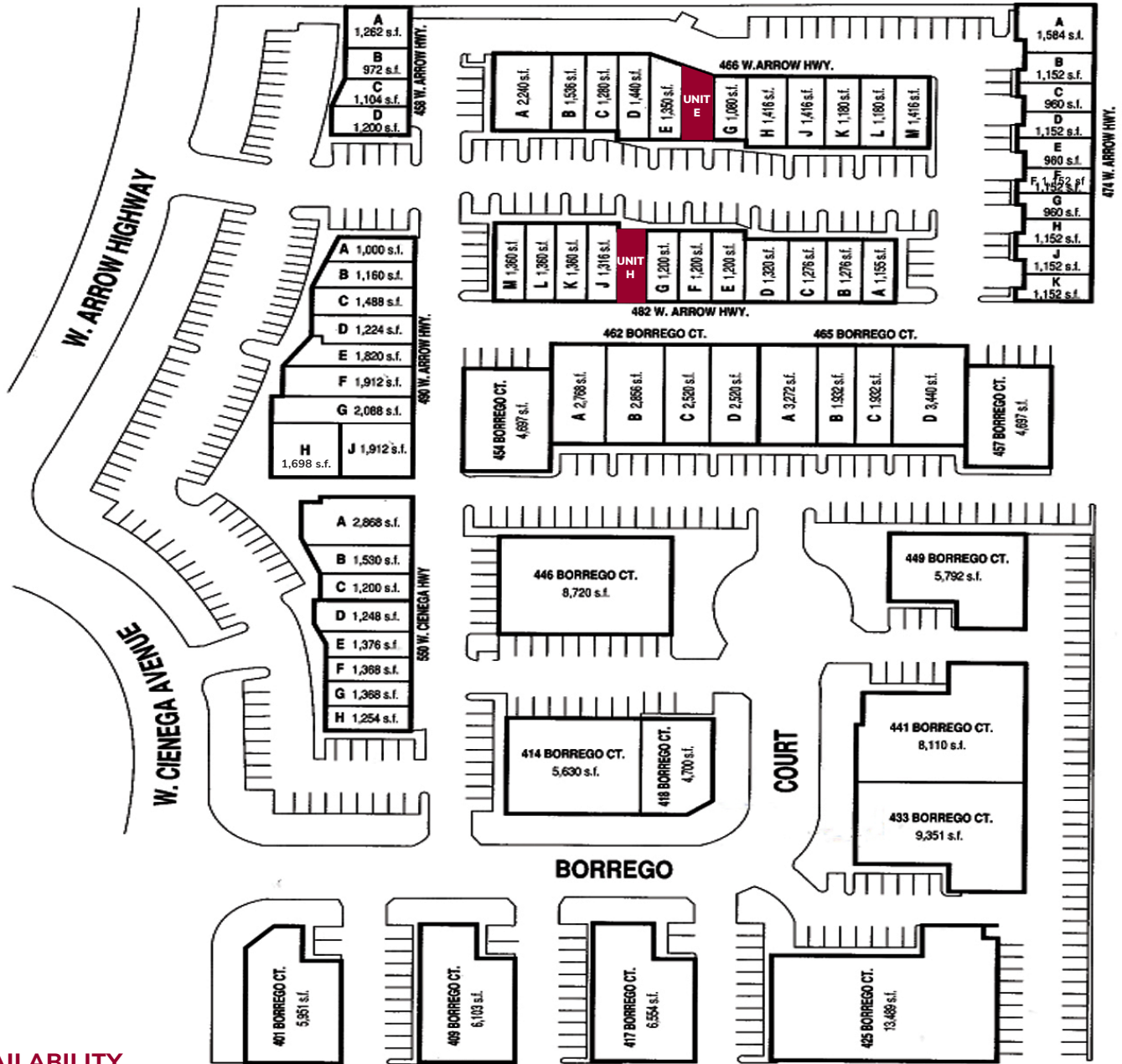
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SAN DIMAS COMMERCE CENTER

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 E	Industrial	Reception Area, 2 Private Offices and Warehouse	±1,350 SF	\$1.55 PSF
482 W. Arrow HWY, Unit H	Industrial	Reception Area, 1 Private Office and Warehouse	±1,156 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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