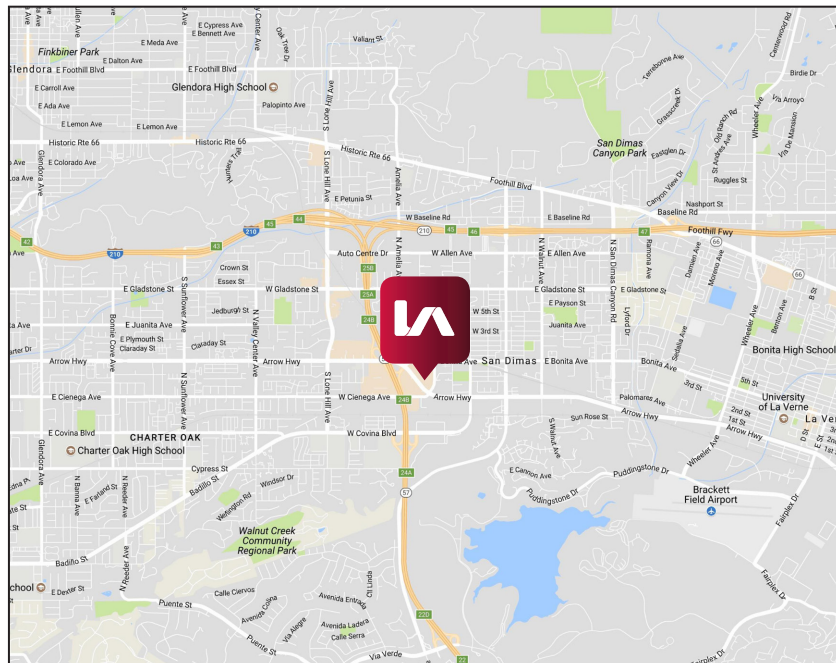


## SAN DIMAS COMMERCE CENTER Arrow Highway and Cienega Avenue San Dimas, California 91773



### PROPERTY FEATURES

- 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



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
Corporate ID #00976995

**Justin Leewood**  
Senior Vice President  
D 909.373.2989  
jleewood@lee-assoc.com  
DRE # 01837452



**SAN DIMAS COMMERCE CENTER  
Arrow Highway and Cienega Avenue  
San Dimas, California 91773**

**SAN DIMAS COMMERCE CENTER  
UNITS AVAILABLE**

Address	Unit Type	Comments	Square Feet	Rate per Sq. Ft.
474 W. Arrow Hwy Unit D	Industrial	One Office, Rest is Warehouse	1,152	\$0.92
482 W. Arrow Hwy Unit M	Industrial	Reception Area, 4 Private Offices and Warehouse	1,360	\$0.95
466 W. Arrow Hwy Unit E	Industrial	Reception Area, 1 Private Office, Bullpen and Warehouse	1,350	\$0.95

**Note:**

All rates are quoted on a modified gross basis with Lessor paying property taxes and building insurance. Lessee pays their own electric, phone, and a common area maintenance fee of \$0.07 PSF covering water, trash, landscape and HVAC maintenance.