

**FOR LEASE**

**209,263 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  
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# 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

<b>Building 1</b> .....	51,000 Square Feet
<b>Building 2</b> .....	71,751 Square Feet
<b>Building 4</b> .....	51,500 Square Feet
<b>Building 10</b> .....	35,012 Square Feet
<b>Total</b> .....	<b>209,263 Square Feet</b>





# Walnut Creek Business Park – Site Map

South Side of 43.46 Acre Business Park

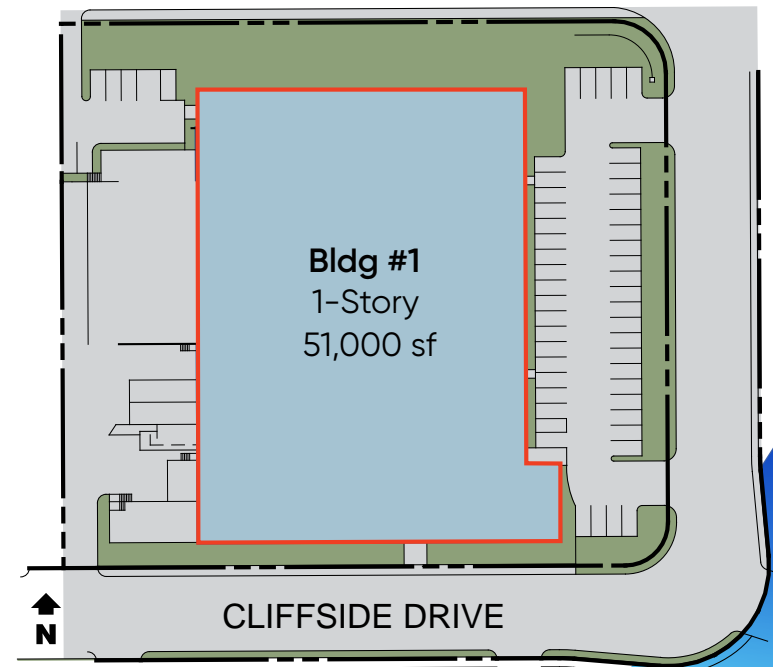


# Building 1 – 51,000 SF

502 West Covina Blvd., San Dimas, CA

## FEATURES

Office:	To Suit
Clear Height:	24'
Dock High Doors:	4
Ramp Doors:	1
Auto Parking:	65 (Additional Parking Available)
Power:	3,200 Amps
Warehouse Lighting:	LED
Sprinkler System:	.415 GPM per 4,000 SF
Floor:	5" Concrete
Roof:	1-Ply

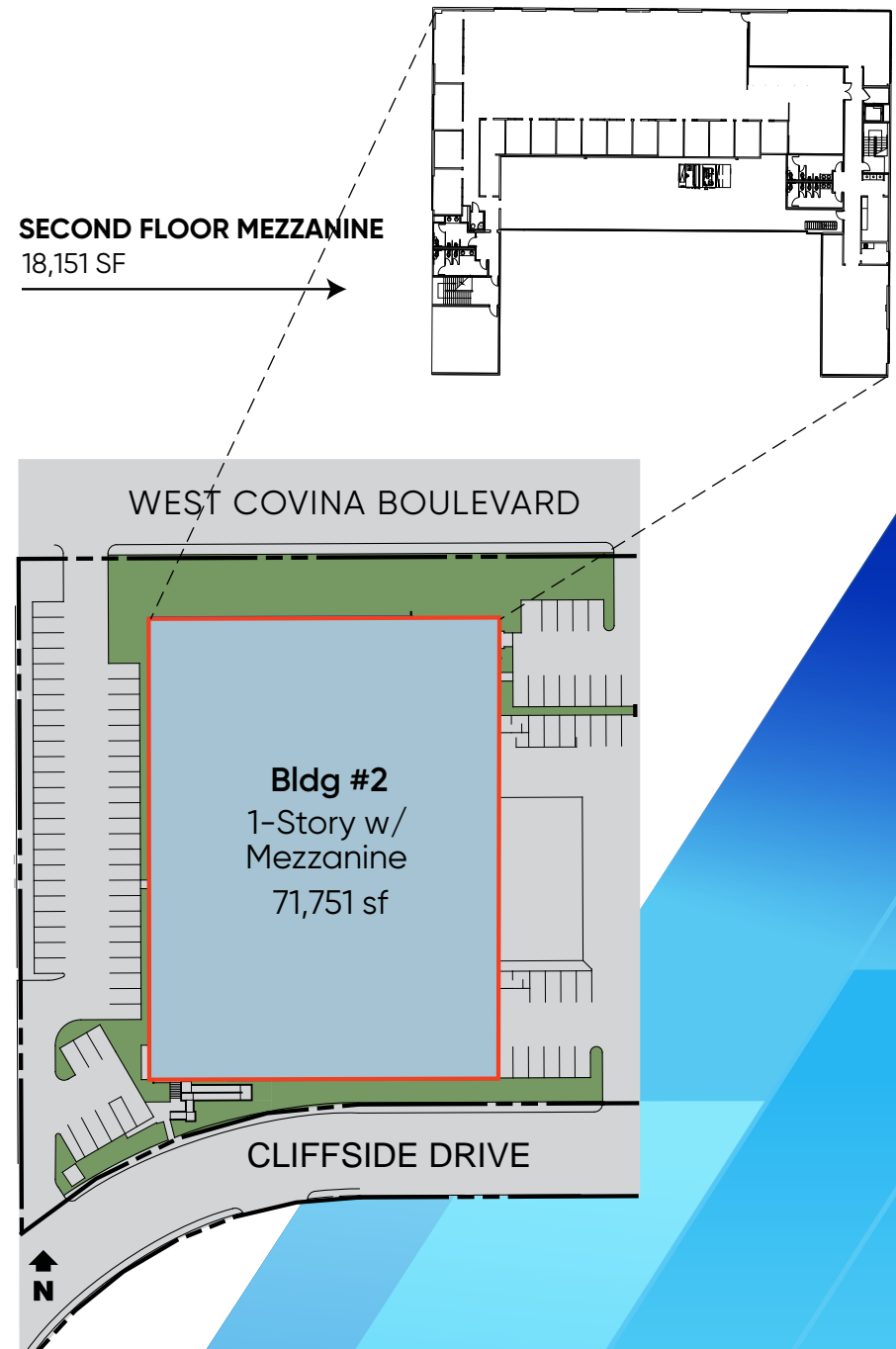


# Building 2 – 71,751 SF

542 West Covina Blvd., San Dimas, CA

## FEATURES

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



# Building 4 - 51,500 SF

650 Cliffside Dr., San Dimas, CA

## FEATURES

Office:	To Suit
Clear Height:	Two Story Office Building
Auto Parking:	206 (Additional Parking Available)
Power:	4,000 Amps
Sprinkler System:	Yes
Floor:	5" Concrete
Roof:	1-Ply

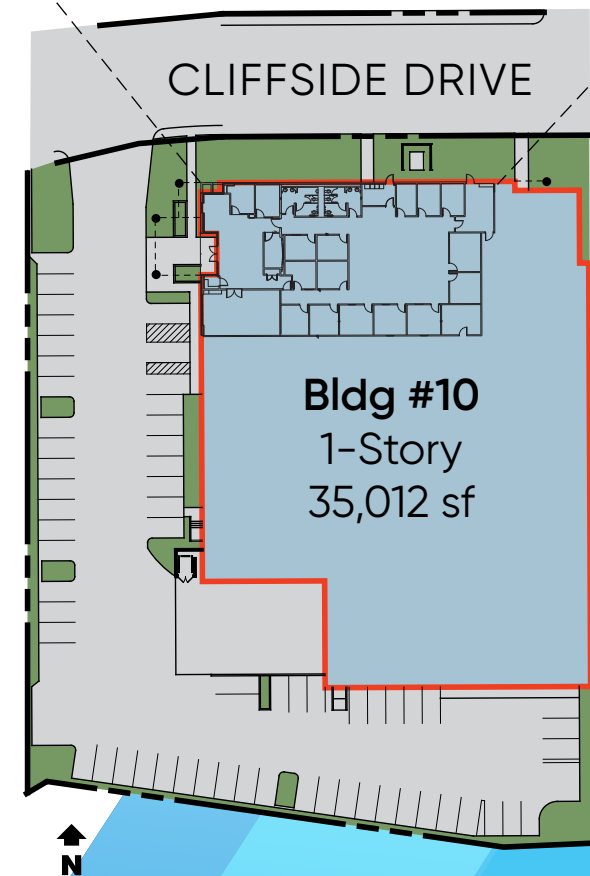
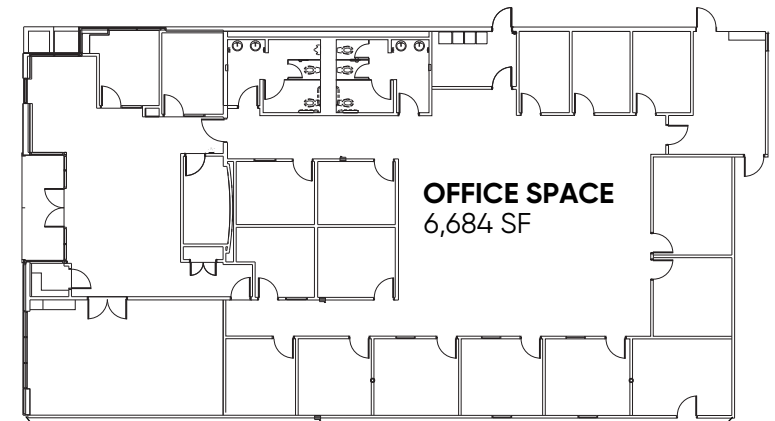


# Building 10 – 35,012 SF

550 Cliffside Dr., San Dimas, CA

## FEATURES

Office:	6,684 SF
Clear Height:	24'
Dock High Doors:	3
Ramp Doors:	2
Auto Parking:	56 (Additional Parking Available)
Power:	1,600 Amps
Warehouse Lighting:	LED
Sprinkler System:	ESFR
Floor:	5" Concrete
Roof:	1-Ply





# Vicinity Map



## FOR ADDITIONAL INFORMATION:



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