



# 300 E ARROW HIGHWAY

SAN DIMAS, CA

300



**For Sale**

# 300 E Arrow Highway San Dimas

300 E Arrow Hwy represents a rare opportunity to purchase a 168,745 SF industrial building located on approximately 8.3 acres of land in one of California's strongest and most land-constrained submarkets. This highly functional industrial building is strategically located in the east San Gabriel Valley with frontage on Arrow Highway and access to I-210, SR-57 and I-10 freeways. It offers 15 dock positions, 1 extra wide ground level door (18' x 14'), 144' truck court and heavy power (4,000 Amps). Large yard is fully secured with multiple points for ingress/egress.



**8+**

Acres

**±169K**

Square Feet

**144'**

Truck Depth

**4,000**

Amps

## Project Highlights



Corporate image with  
±13,674 SF two-story office



±5,500 SF bonus  
mezzanine



±21.5'-23.8' minimum  
warehouse clearance



Rear load building design  
with 15 dock high doors



Skylights



Extra wide ground level door  
(18' x 14')



Convenient access to  
57, 210 & 10 Freeways



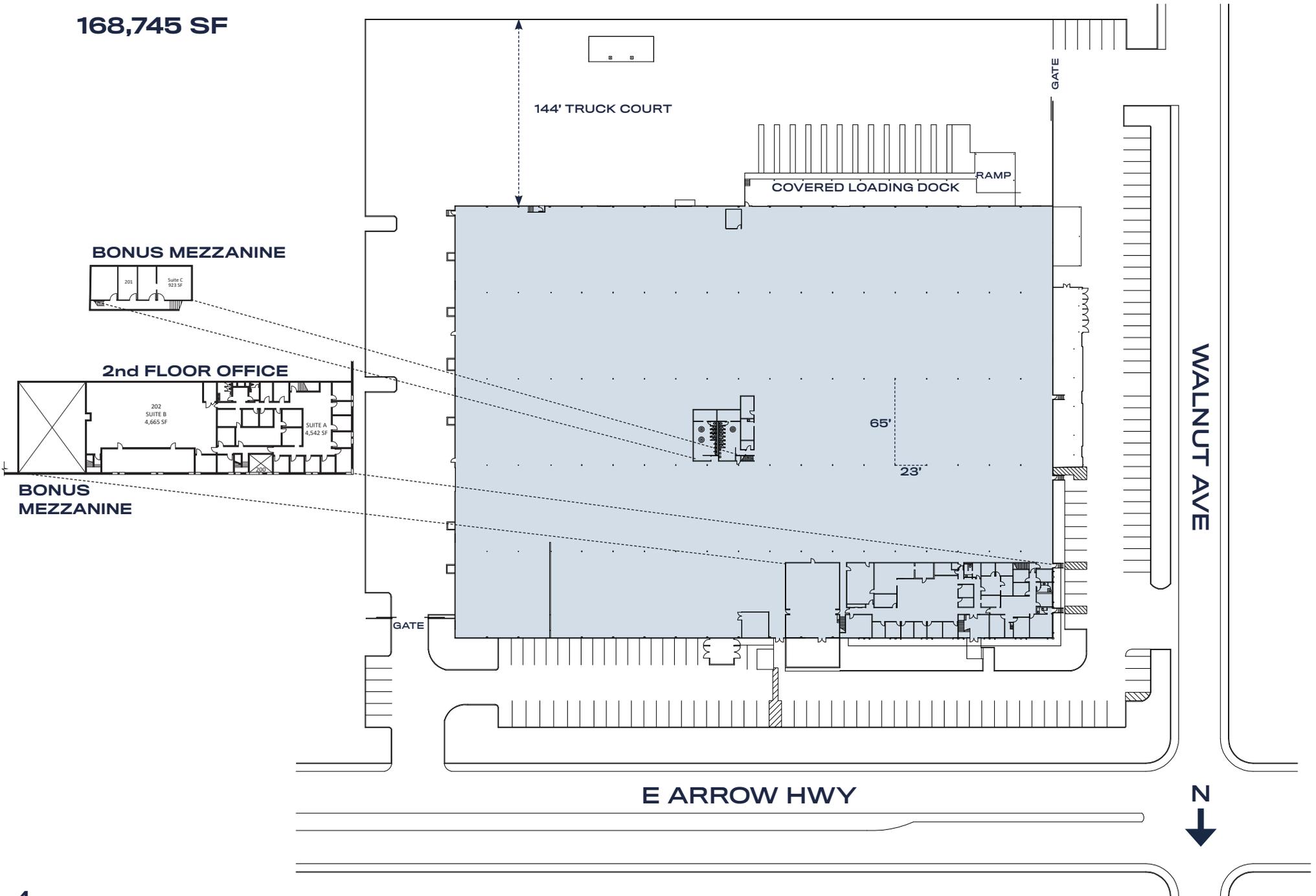
177 car parking stalls



Large secured yard with  
drive-around capabilities

# Site Plan

168,745 SF



# Location

Direct Access To 57, 210 & 10 Freeways



300 E  
ARROW  
HWY



# San Gabriel Valley

Located in the San Gabriel Valley (SGV), east of Downtown Los Angeles, this area contains 31 cities and five large unincorporated communities, spanning a total area of 385 square miles.

SGV is a vital transpacific trade corridor of Los Angeles and houses many import/export business with food and beverage, logistics, furniture, electronics and footwear representing the Valley's prevalent industries.

The wholesale sector is one of the Valley's biggest industry segments and represents nearly 25% of business activity; a segment that benefits from the region's proximity to the Ports of Los Angeles and Long Beach, which, collectively, are the nation's busiest port systems.



**Reception**



**Open Bullpen**



**Interior Warehouse**



**Bonus Mezzanine**



**Loading Docks with Levelers**



**Extra Wide Ground Level Door (18' x 14')**





**Lynn Knox**  
Senior Vice President  
Lic. 01228367

[lynn.knox@cbre.com](mailto:lynn.knox@cbre.com)  
+1 909 418 2112

**Jason Chao**  
Executive Vice President  
Lic. 01186780

[jason.chao@cbre.com](mailto:jason.chao@cbre.com)  
+1 909 418 2131

**Case Dahlen**  
First Vice President  
Lic. 01841537

[case.dahlen@cbre.com](mailto:case.dahlen@cbre.com)  
+1 909 418 2089