



300 E ARROW HIGHWAY

SAN DIMAS, CA

300



CAPROCK
PARTNERS

CBRE

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



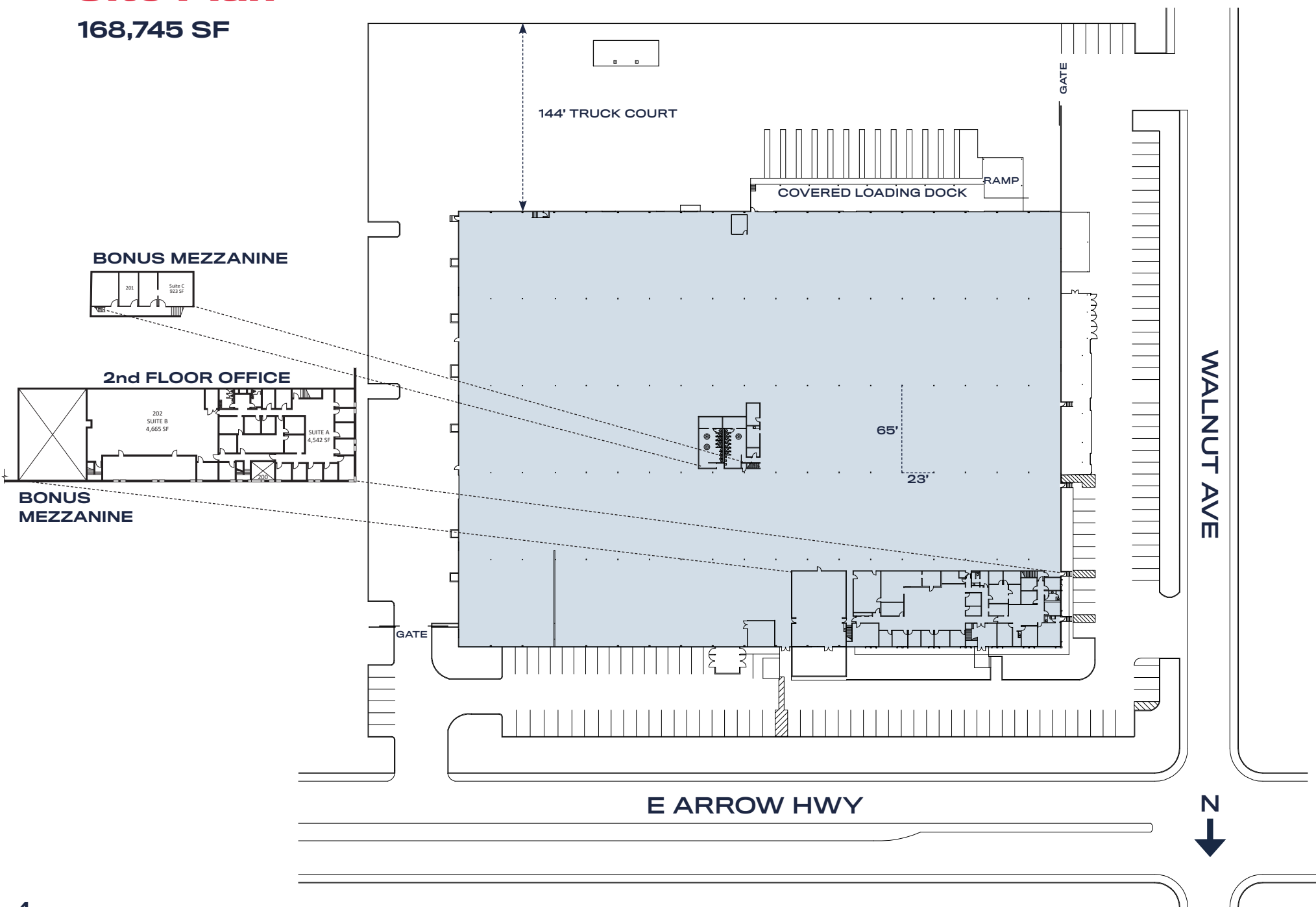
177 car parking stalls



Large secured yard with
drive-around capabilities

Site Plan

168,745 SF



Location

Direct Access To 57, 210 & 10 Freeways



300 E
ARROW
HWY



Pomona

Upland

Ontario
Airport

Ontario

Chino Airport

Chino

Norco

Corona

West
Covina

City of Industry

Walnut

Diamond Bar

Fullerton

Placentia

Yorba Linda

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



Interior Loading Area



Loading Docks with Levelers



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





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