

Flex / Office / Light Industrial

970 BRIGHTON COURT

PROPERTY FOR SALE ASKING PRICE: **\$8,450,000**

- ◆ 970 Brighton Court
San Dimas, CA 91773
- ◆ Vacant (Owner-User Opportunity)
- ◆ ±28,277 SF
TOTAL AREA
- ◆ ±1.16 Acres (50,704 SF)
SITE AREA
- ◆ M-1 (Light Industrial)
ZONING

Peter Wright
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Category	Details
Occupied	No
Zoning	M-1, City of San Dimas
RBA (Building Area)	28,277 SF
Land	50,704 SF (\approx 1.16 acres)
Year Built	1989
Sprinklers	Yes
Clear Height	22 ft
Parking	Common Area Surface Parking
Docks	2
Roll Ups / Drive-Ins	2
Air Conditioned	Yes (Office)
Location	970 Brighton Ct, San Dimas, CA
Closest Airport	Ontario International Airport (same region, \sim 20 minutes away)
Power	400A / 277-480V, 3-Phase, 4-Wire

970 BRIGHTON COURT PROPERTY DETAILS





**High Submarket
Occupancy**
93% Industrial Occupancy –
San Dimas

**Limited Small-Building
Supply**
Few Comparable
Properties Come to
Market in San Dimas

Prime Industrial Location
Strong East SGV Warehouse &
Distribution Cluster

**Functional Mid-Size
Industrial Asset**
Rare ±28,277 SF Building
with Modern Warehouse
Specs

High-Demand Industrial Submarket

The East San Gabriel Valley industrial market maintains a 93 percent occupancy rate, supporting strong rent fundamentals and sustained tenant demand in a historically tight corridor.

Rare ±28,277 SF Infill Industrial Offering

With limited availability of mid-size warehouse buildings in San Dimas, this property represents a scarce opportunity for both owner-users and investors seeking functional Class B industrial product.

Highly Functional Warehouse Configuration

The building features 22 ft clear heights, three dock-high loading positions, and a flexible industrial layout, making it ideal for distribution, manufacturing, and logistics-driven users.

Robust Power Capacity for Modern Operations

Equipped with 400A / 277-480V, 3-phase, 4-wire power, the building supports a wide range of light manufacturing, assembly, and heavier industrial applications.

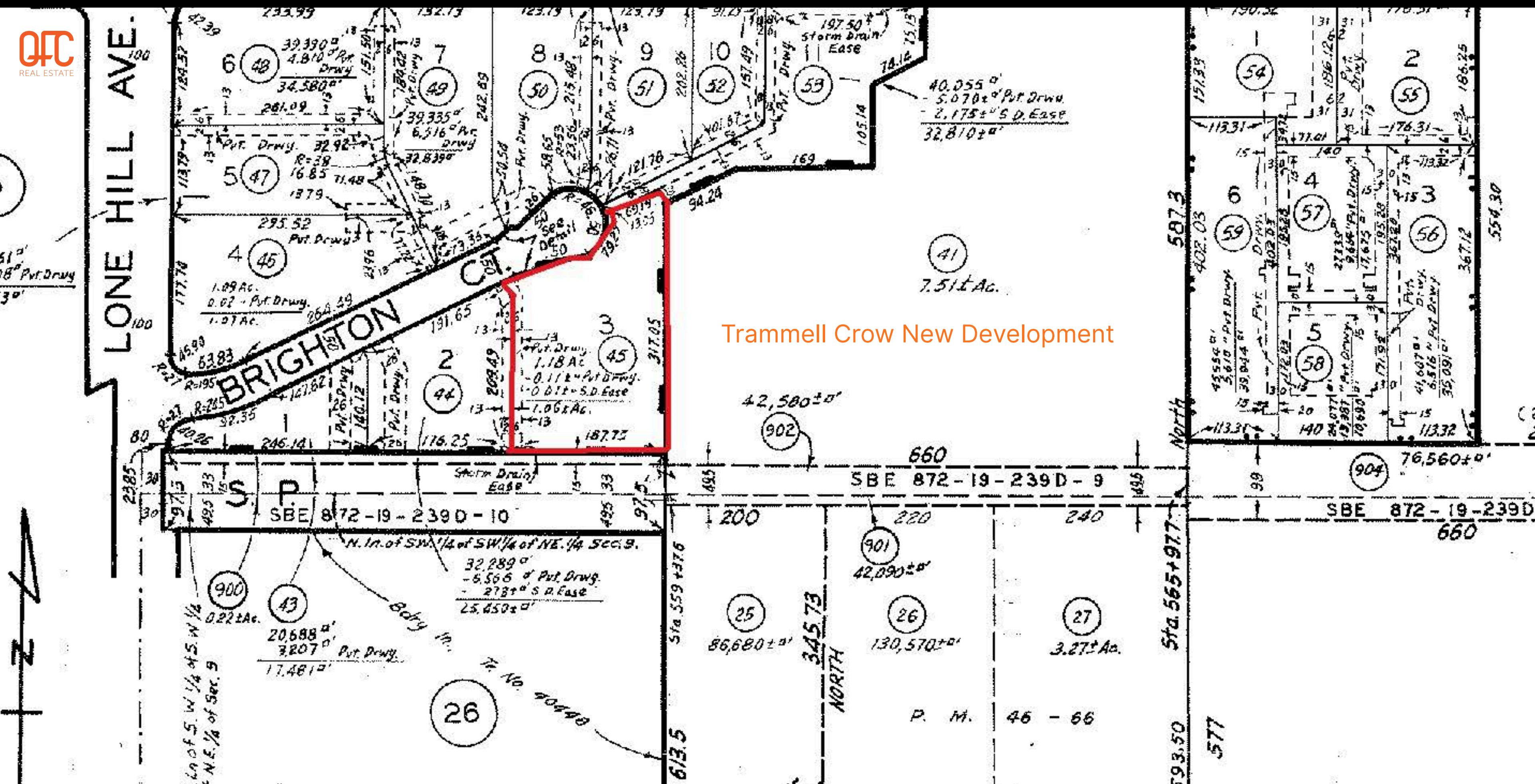
Flexible M-1 Zoning with Strong Utility

San Dimas M-1 zoning allows for warehousing, distribution, light manufacturing, and ancillary office, offering broad operational flexibility and a wider future buyer pool.

Proven Market Sales Velocity in This Size Class

Recent comparable industrial sales in the immediate area are trading around \$283–\$317 per square foot, demonstrating strong liquidity and pricing support for assets in this size range.

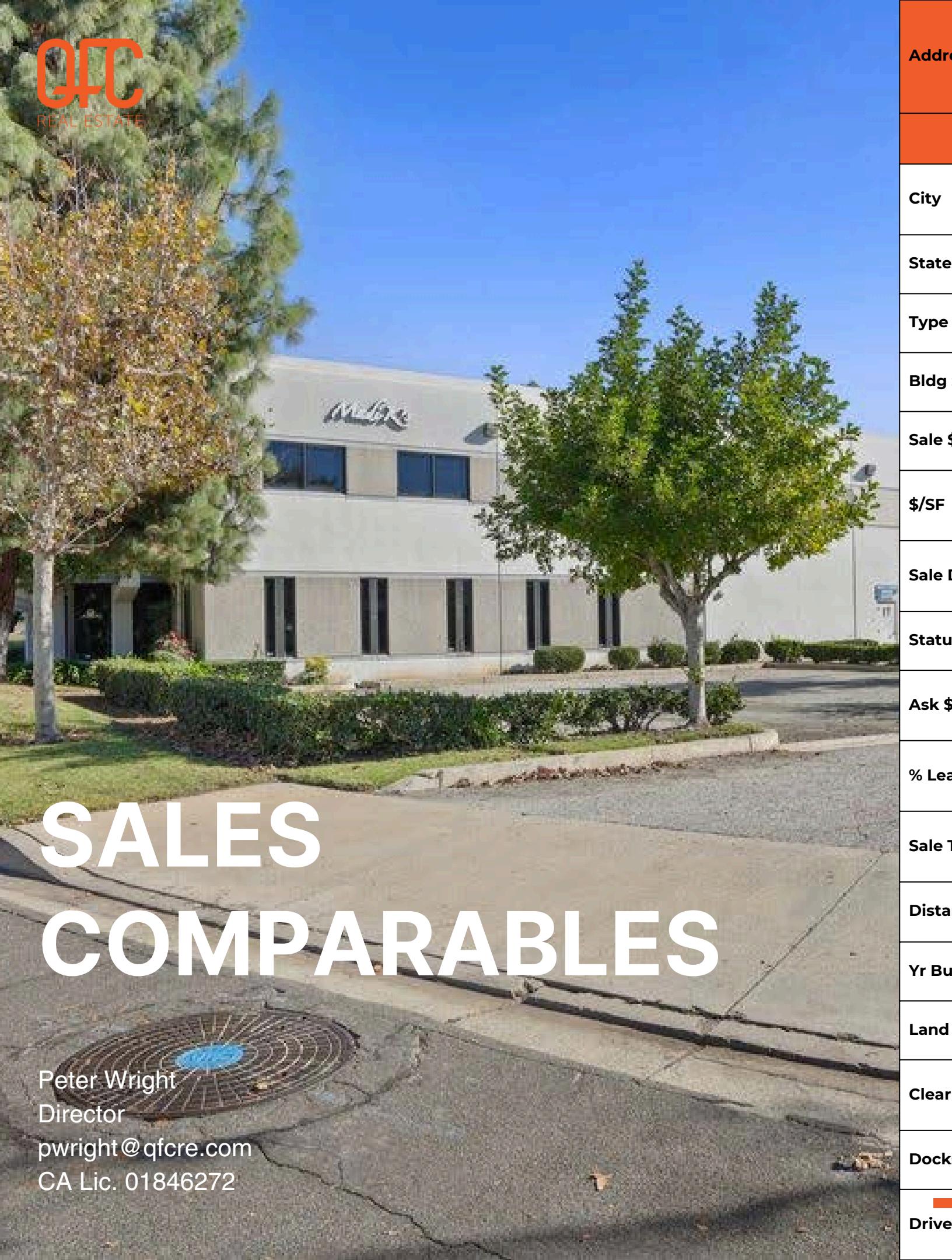
PLAT MAP | 970 Brighton Ct San Dimas CA, 91773





SALES COMPARABLES

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Address	1630 Yeager Ave	480 E Arrow Hwy	695 W Terrace Dr	440 E Arrow Hwy	1770 Brackett St	1871 Wright St
	1	2	3	4	5	6
City	La Verne	San Dimas	San Dimas	San Dimas	La Verne	La Verne
State	CA	CA	CA	CA	CA	CA
Type	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial
Bldg SF	16,688	15,448	13,024	22,000	19,560	24,681
Sale \$	\$4,756,500	\$4,880,000	\$3,500,000	\$6,868,888	\$5,868,000	\$7,400,000
\$/SF	\$285	\$315	\$268	\$312	\$300	\$299
Sale Date	5_9_25	3_28_25	1_10_25	12_31_24	8_30_24	5_31_24
Status	Sold	Sold	Sold	Sold	Sold	Sold
Ask \$		\$5.4m	\$3.8m	\$7m		\$7.4m
% Leased	100%	100%	100%		100%	100%
Sale Type	Owner User	Owner User	Owner User	Owner User	Owner User	Owner User
Distance	2.6m	1.63m	4m	1.5m	2.8m	2.9m
Yr Built	2002	1997	1973	1997	2001	1994
Land SF	32,670	43,428	34,789	55,757	50,657	54,859
Clear Height	19'0"	18'0"	16'0"	24'0"	20'0"	20'0"
Docks	1				2	2
Drive Ins	1/7'0"w x 10'0"h	2/10'0"w x 14'0"h	2	2/10'0"w x 14'0"h	2/12'0"w x 14'0"h	2

970 BRIGHTON CT.

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