

# Mountain View Business Park Unit Space Available For Lease

515 West Allen Unit 7  
San Dimas, CA 91773



## Property Highlights

Completely Renovated - Ready for Occupancy

Office / Clear Span Warehouse

Ample Onsite Common Area Parking

Immediate Access to 57 & 210 Freeways

Professionally Managed & Well Maintained Business

**\$1.17 PSF IG + \$0.21 CAM**



LEE & ASSOCIATES - CITY OF INDUSTRY  
13181 Crossroads Pkwy N, Ste 300, City of Industry, CA 91746  
562.699.7500 | CORP ID 01125429



Tai Ngo, CCIM  
Senior Vice President | Lic ID # 01779172  
P 562.568.2016  
E tngo@lee-associates.com

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof.  
The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.



# Mountain View Business Park Unit Space Available For Lease

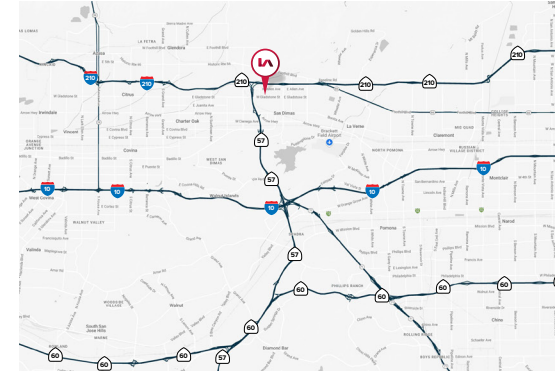
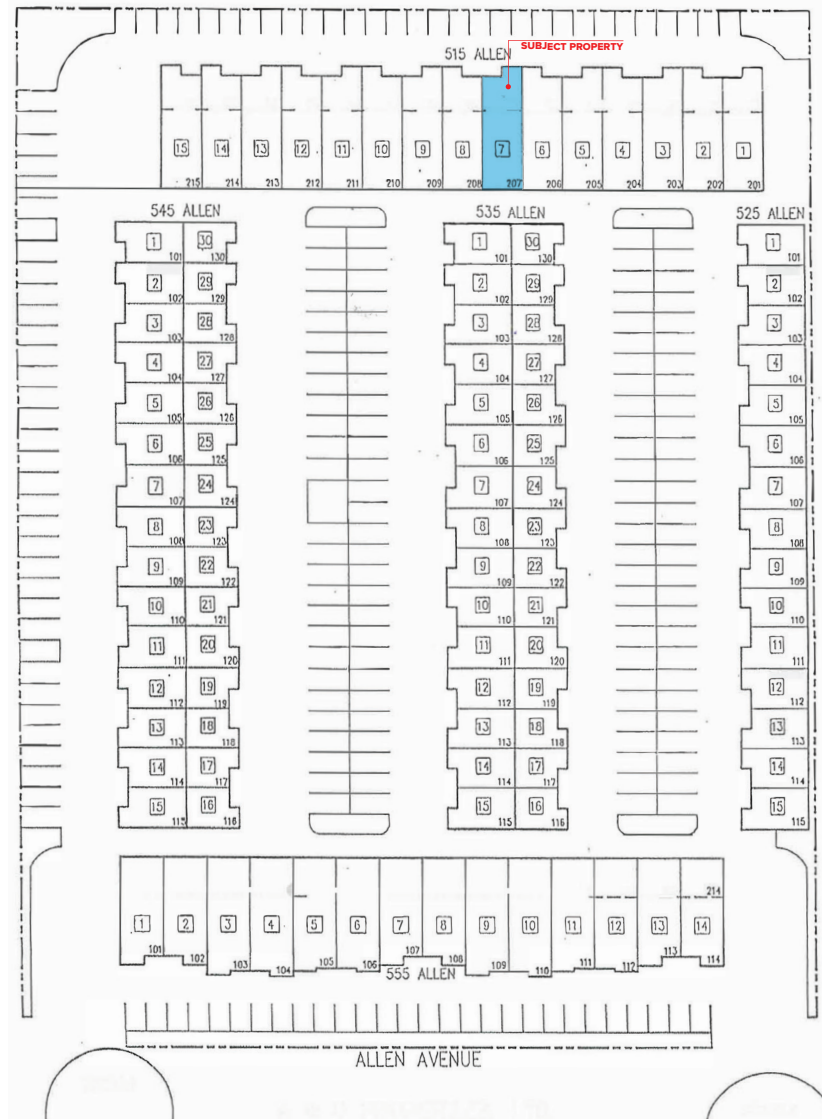
515 West Allen Ave Unit 7  
San Dimas, CA 91773

## Property Site Plan

- Not to Scale, Not Exact

## Unit 7

- ▶ **Unit Size:** ±1,716 SF
- ▶ **Office Size:** ±400 SF
- ▶ **Restrooms:** 1
- ▶ **Clear Height:** 14'
- ▶ **Ground Level Loading:** 1 (10' X 12')
- ▶ **Lease Rate :** \$1.17 PSF/IG +  
\$0.21 PSF/CAM



**LEE & ASSOCIATES - CITY OF INDUSTRY**  
13181 Crossroads Pkwy N, Ste 300, City of Industry, CA 91746  
562.699.7500 | CORP ID 01125429



Tai Ngo, CCIM  
Senior Vice President | Lic ID # 01779172  
P 562.568.2016  
E tngo@lee-associates.com

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof.  
The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.