

Available SF 27,164 SF

Industrial For Lease
Building Size 51,425 SF

Address: 631 W Terrace Dr, San Dimas, CA 91773

Cross Streets: Cataract Ave/Terrace Dr

Immediate 210, 10, 57 & 71 Freeway Access
 5 Dock High Positions, Fenced Yard
 2 Mechanical Dock Levelers
 3 Edge of Dock Levelers

Lease Rate/Mo: \$45,907
Lease Rate/SF: \$1.69
Lease Type: Modified Gross / Op. Ex: \$0.09
Available SF: 27,164 SF
Minimum SF: 27,164 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M-1

Sprinklered: Yes
Clear Height:
GL Doors/Dim: 1 / 12'x14'
DH Doors/Dim: 5 / 10'x10'
A: 300 V: 120/208 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1973
Whse HVAC: No
Parking Spaces: 41 / Ratio: 1.5:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 2,400 SF / 7
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 11/01/2024
Vacant: No
To Show: Call broker
Market/Submarket: Pomona
APN#: 8382001049

Listing Company: Lee & Associates

Agents: [Trent Howland 909-373-2716](mailto:trent.howland@lee-assoc.com), [Justin Leewood 909-373-2989](mailto:justin.leewood@lee-assoc.com), [Todd Launchbaugh 909-373-2911](mailto:todd.launchbaugh@lee-assoc.com)
Listing #: 40842295

Listing Date: 08/01/2024

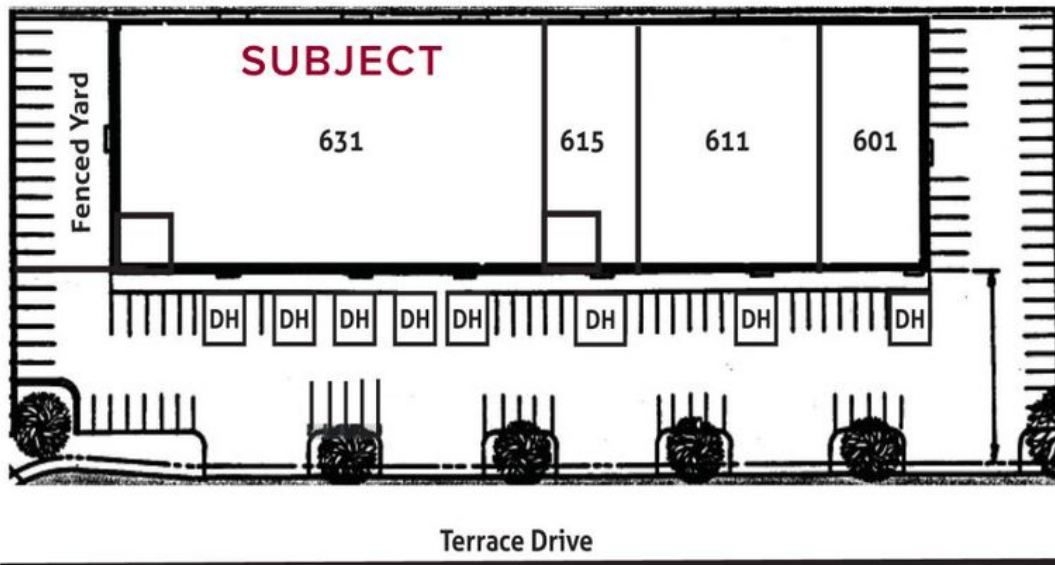
FTCF: CB250N000S000

Notes: . 60/3,000 calculated sprinklers, halide lights, 26x40 bays, immediate access to 210, 10, 57 & 71 freeways, 5 dock high positions, fenced yard. CAM is approx \$0.09 PSF. Occupied - call Broker to show.

FOR LEASE

±27,164 SF Available

631 W. TERRACE DR., SAN DIMAS, CA 91773



For More Information Please Contact:

TODD LAUNCHBAUGH
(909) 373-2911
tlaunchbaugh@lee-assoc.com
DRE #01059250

JUSTIN LEEWOOD
(909) 373-2989
jleewood@lee-assoc.com
DRE #01837452

TRENT HOWLAND
(909) 373-2716
thowland@lee-assoc.com
DRE #02097834

Lee & Associates® - Ontario
3535 Inland Empire Blvd.,
Ontario, CA 91764
909-989-7771 • lee-assoc.com
Corp ID 00976995



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker hereon.

