

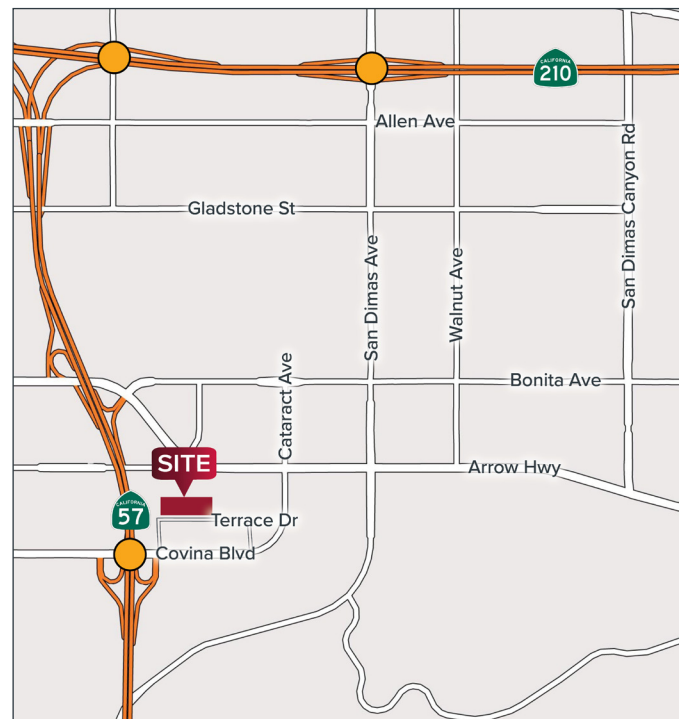
# FOR LEASE

±27,164 SF Available

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



- Great Distribution Space
- ±2,400 SF of Office Space
- Five (5) Dock High Doors (10' x 10')
- Mechanical and Edge of Dock levelers
- One (1) Ground Level Door
- 5,556 SF Fenced Yard
- 24' Clearance
- 1.5: 1,000 Parking Ratio
- .60/3,000 Sprinkler System
- Great Freeway Access to the CA-210, CA-57, I-10 and CA-71 Freeways



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

**JUSTIN LEEWOOD**  
(909) 373-2989  
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**TRENT HOWLAND**  
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DRE #02097834

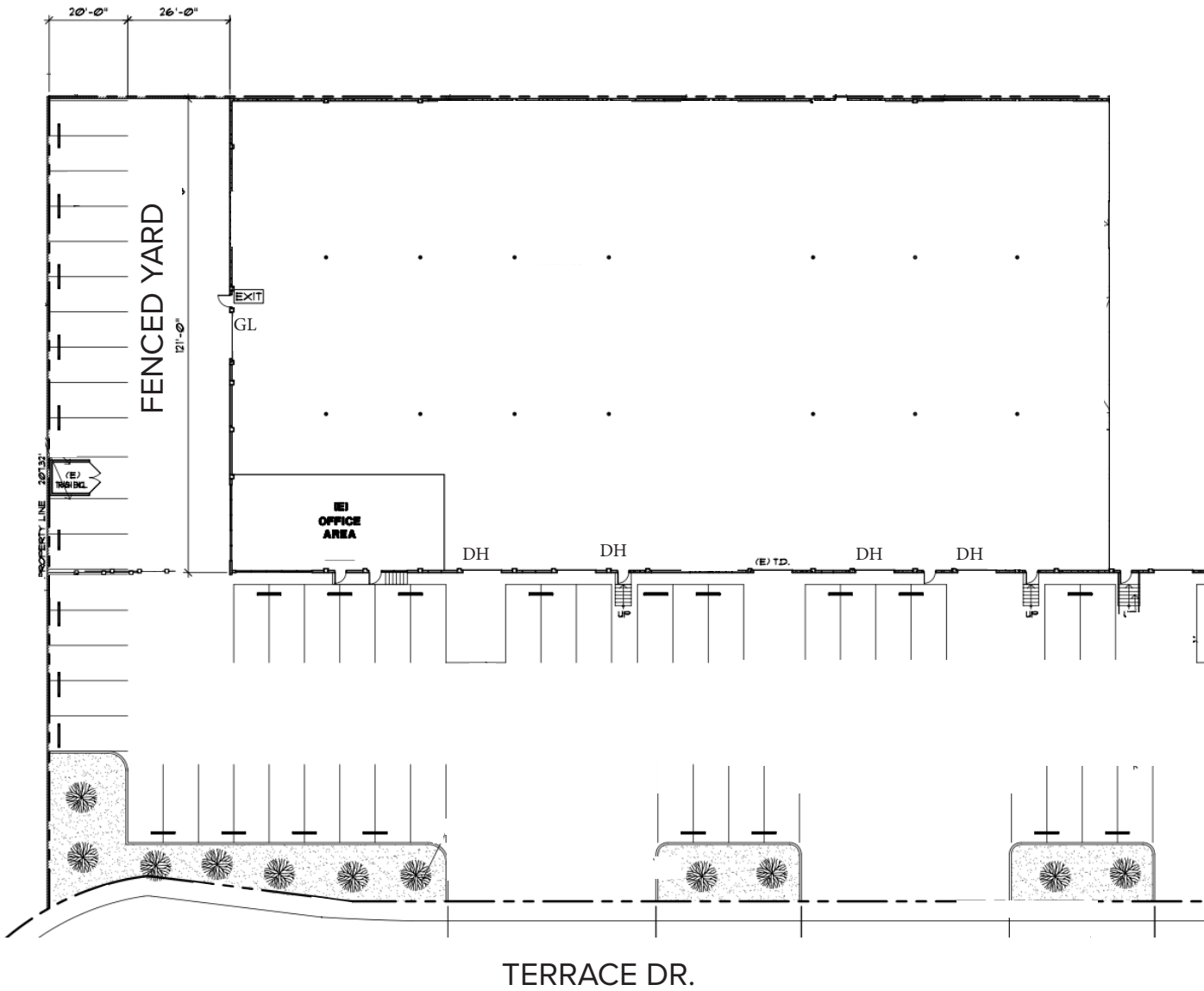
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