

**FOR LEASE**

**207,763 SF CAMPUS AVAILABLE**  
**35,012 SF - 71,751 SF / 4 BUILDINGS**



**Walnut Creek Business Park - San Dimas, CA**



13191 Crossroads Parkway N, 6th Floor,  
City of Industry, CA 91746  
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# Walnut Creek Business Park Features

This Premiere Business Park is located contiguous to the Foothill (210) and Orange (57) freeways, giving the park exceptional access to the San Bernardino (10) and Pomona (60) freeways.



9 existing buildings on 43.46 acres in an unsurpassed business park. 4 buildings offering a campus hub



Numerous retail services, including restaurants, financial institutions, and other amenities nearby



Unparalleled access to all points within the Southern California marketplace



Located in master planned business park with CC&R's to protect building quality and maintenance



The city of San Dimas' location and environment continues to attract the nation's top corporations



Freeway frontage identity



# Available Buildings For Lease

<b>Building 1</b> .....	51,000 Square Feet
<b>Building 2</b> .....	71,751 Square Feet
<b>Building 3</b> .....	50,000 Square Feet
<b>Building 10</b> .....	31,012 Square Feet
<b>Total</b> .....	<b>207,763 Square Feet</b>



# Walnut Creek Business Park - Site Map

South Side of 43.46 Acre Business Park

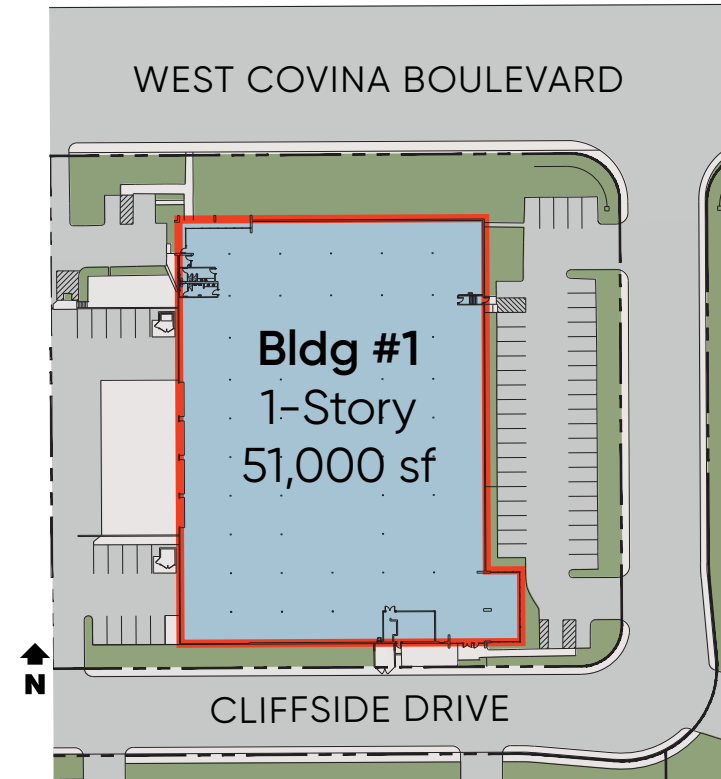


# Building 1 – 51,000 SF

502 West Covina Blvd., San Dimas, CA

## FEATURES

<b>Office:</b>	To Suit
<b>Clear Height:</b>	24'
<b>Dock High Doors:</b>	4
<b>Ramp Doors:</b>	1
<b>Auto Parking:</b>	65 (Additional Parking Available)
<b>Power:</b>	3,200 Amps
<b>Warehouse Lighting:</b>	LED
<b>Sprinkler System:</b>	.415 GPM per 4,000 SF
<b>Floor:</b>	5" Concrete
<b>Roof:</b>	1-Ply

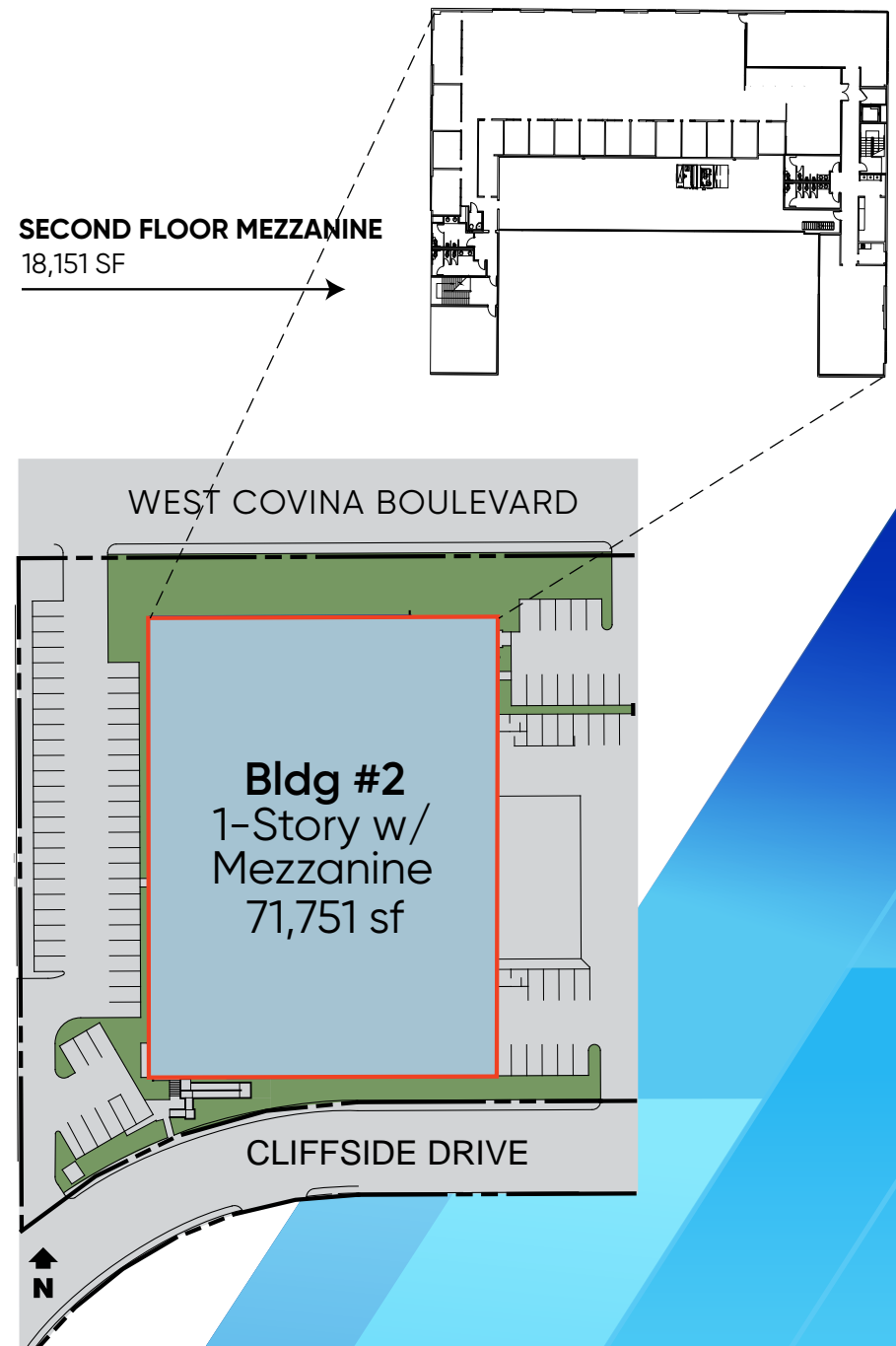


# Building 2 - 71,751 SF

542 West Covina Blvd., San Dimas, CA

## FEATURES

<b>First Floor Office:</b>	To Suit
<b>Second Floor Mezzanine Office:</b>	18,151 SF
<b>Clear Height:</b>	24'
<b>Dock High Doors:</b>	4
<b>Ramp Doors:</b>	1
<b>Auto Parking:</b>	85 (Additional Parking Available)
<b>Power:</b>	2,000 Amp
<b>Warehouse Lighting:</b>	LED
<b>Sprinkler System:</b>	.415 GPM per 4,000 SF
<b>Floor:</b>	5" Concrete
<b>Roof:</b>	1-Ply



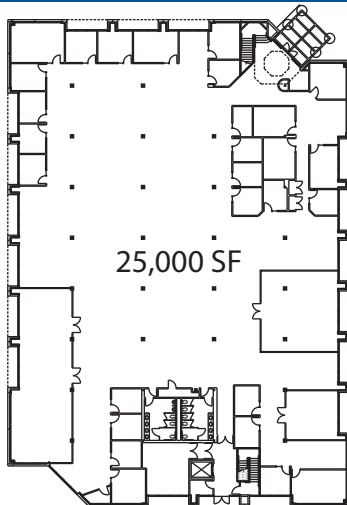
# Building 3 - 50,000 SF

620 West Covina Blvd., San Dimas, CA

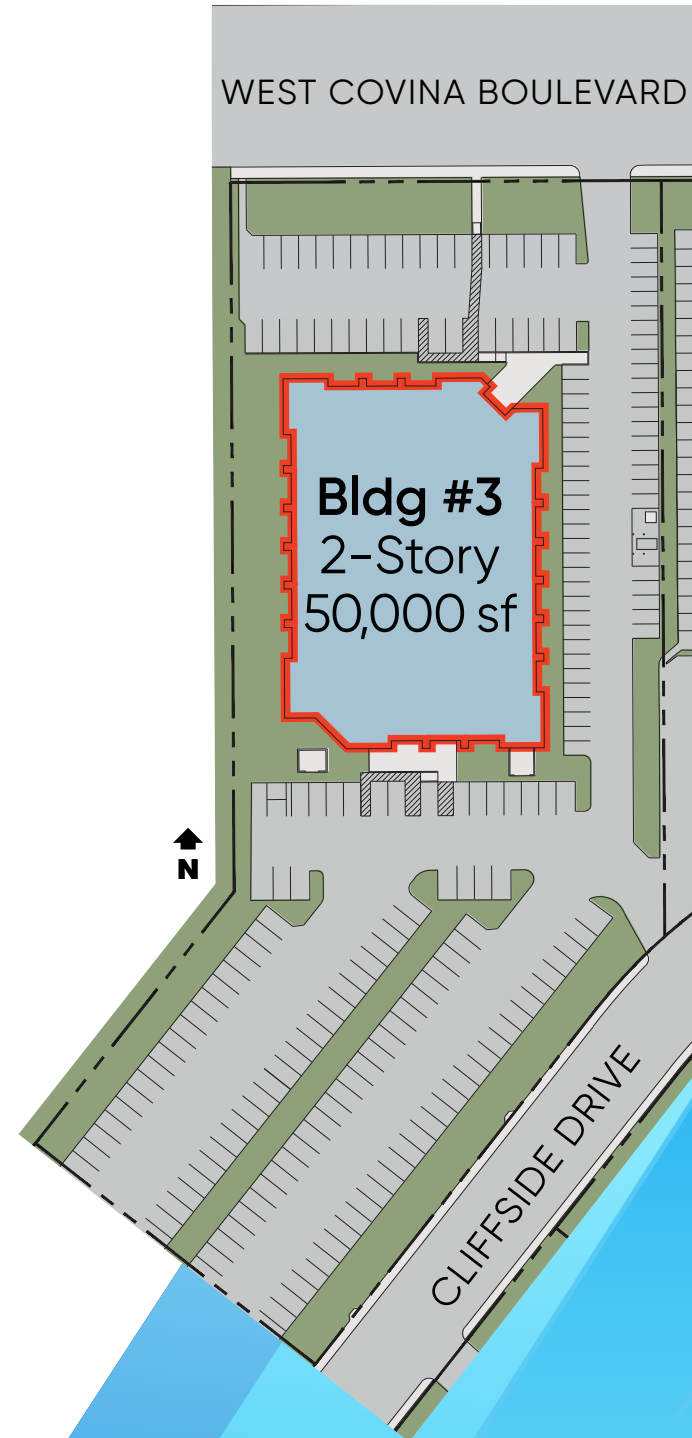
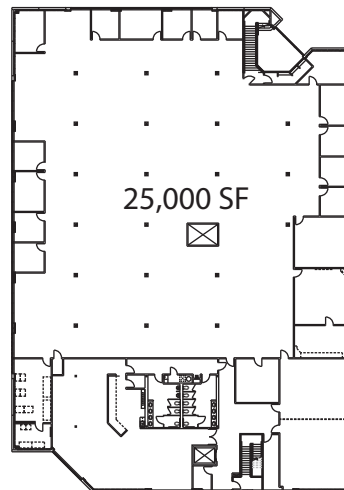
## FEATURES

<b>Office:</b>	Two-Story, 25,000 SF/Floor (Existing) or to Suit
<b>Auto Parking:</b>	207 (Additional Parking Available)
<b>Power:</b>	2,000 Amps
<b>Sprinkler System:</b>	Yes
<b>Floor:</b>	5" Concrete
<b>Roof:</b>	1-Ply

First Floor Office Layout



Second Floor Office Layout

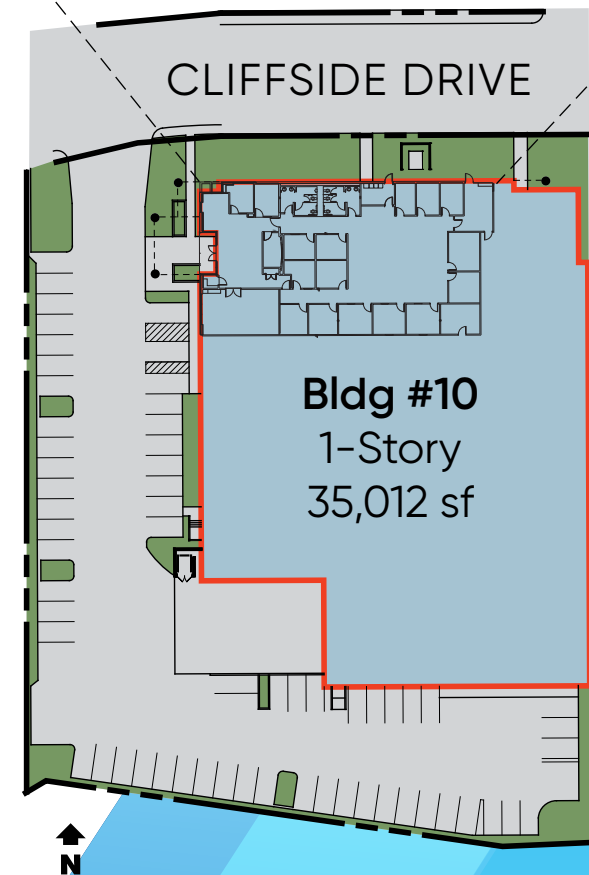
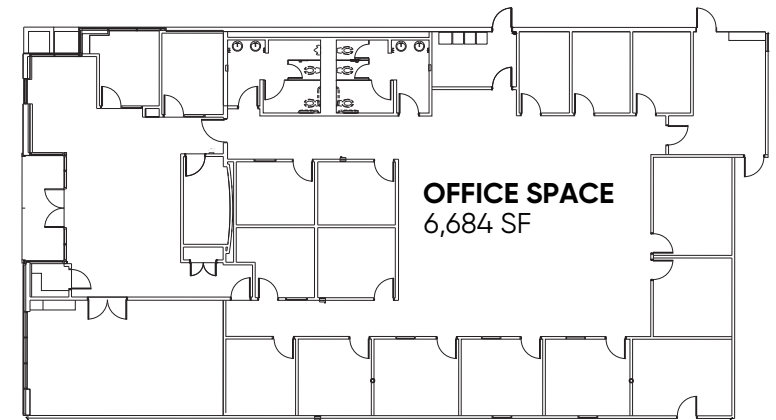


# Building 10 - 35,012 SF

550 Cliffside Dr., San Dimas, CA

## FEATURES

<b>Office:</b>	6,684 SF
<b>Clear Height:</b>	24'
<b>Dock High Doors:</b>	3
<b>Ramp Doors:</b>	2
<b>Auto Parking:</b>	56 (Additional Parking Available)
<b>Power:</b>	1,600 Amps
<b>Warehouse Lighting:</b>	LED
<b>Sprinkler System:</b>	ESFR
<b>Floor:</b>	5" Concrete
<b>Roof:</b>	1-Ply



# Vicinity Map



## FOR ADDITIONAL INFORMATION:

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