

FOR SALE

Building Size: ± 9,630 SF & Lot Size: ± 57,107 SF / ± 1.31AC



OPPORTUNITY ZONE
INDUSTRIAL DEVELOPMENT OPPORTUNITY

151 N Reservoir St., Pomona CA 91766



± 1.3 AC POTENTIAL
ASSEMBLAGE



N RESERVOIR ST.

E MONTEREY AVE.

PRESENTED BY



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DISCLAIMER

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PROPERTY DESCRIPTION

Subject Property:	151 N Reservoir St., Pomona CA 91766
Building Size:	± 9,630 SF
Condition:	Shell
Lot Size:	± 57,107 SF (1.31AC)
No. of Loading Docks:	1
No. of GL Doors:	0
Corner Streets:	E Monteray & N Reservoir St
Year Built:	1979
Property Type:	Industrial Land
Subtype:	Warehouse
Zoning:	POM1
APN:	8326-004-025, 8326-004-032

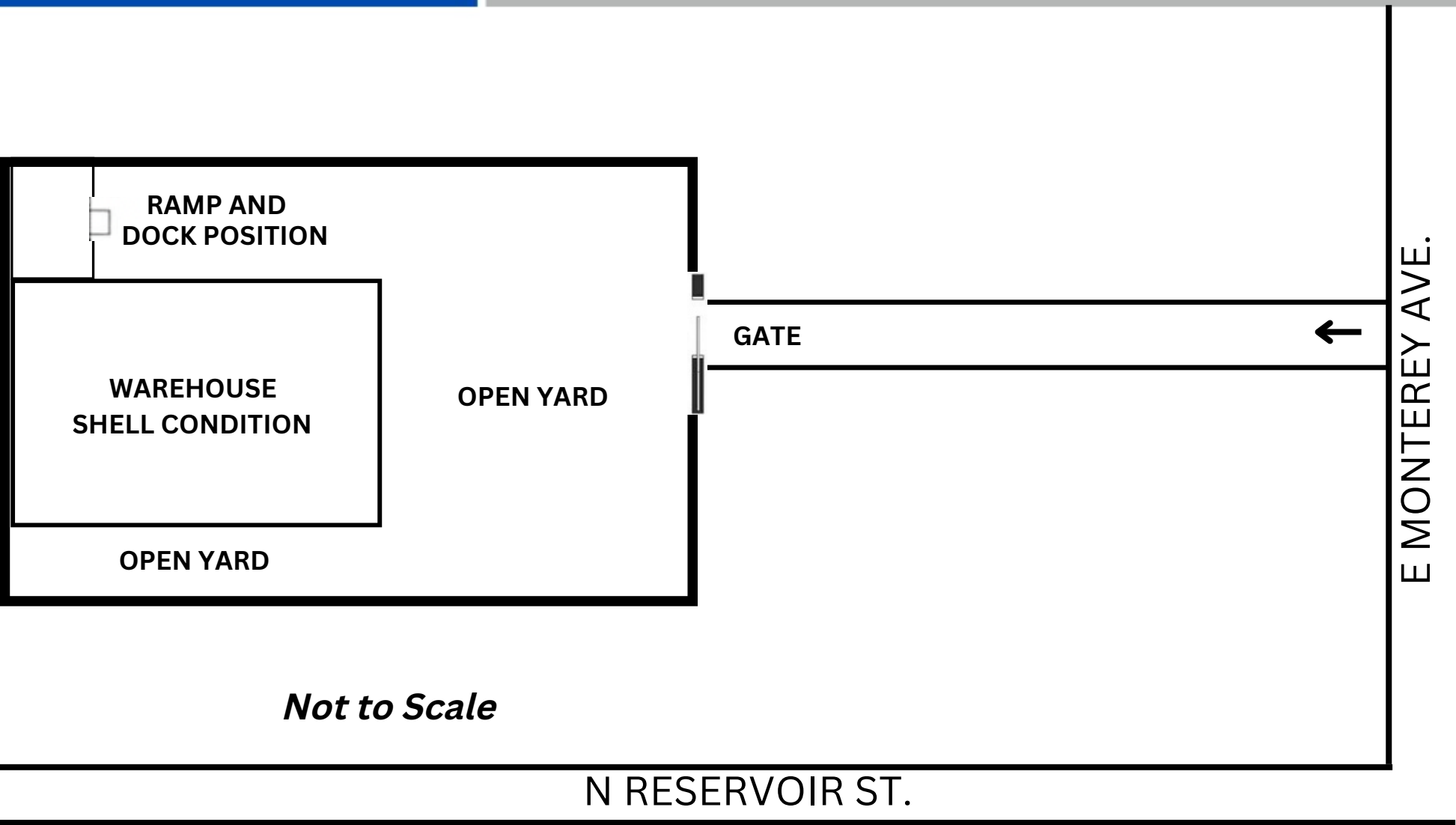
INVESTMENT HIGHLIGHTS

- Excellent Owner User Opportunity
- Lack of Inventory for Industrial and Industrial Land in the Market
- Building in Shell Condition
- Private and Secured Fenced Yard with Excellent Ingress and Egress
- Ample Parking for Trucks and Trailers
- Opportunity Zone
- Pomona is the Gateway to the Inland Empire, Los Angeles, Orange, and San Bernardino Markets



SITE PLAN

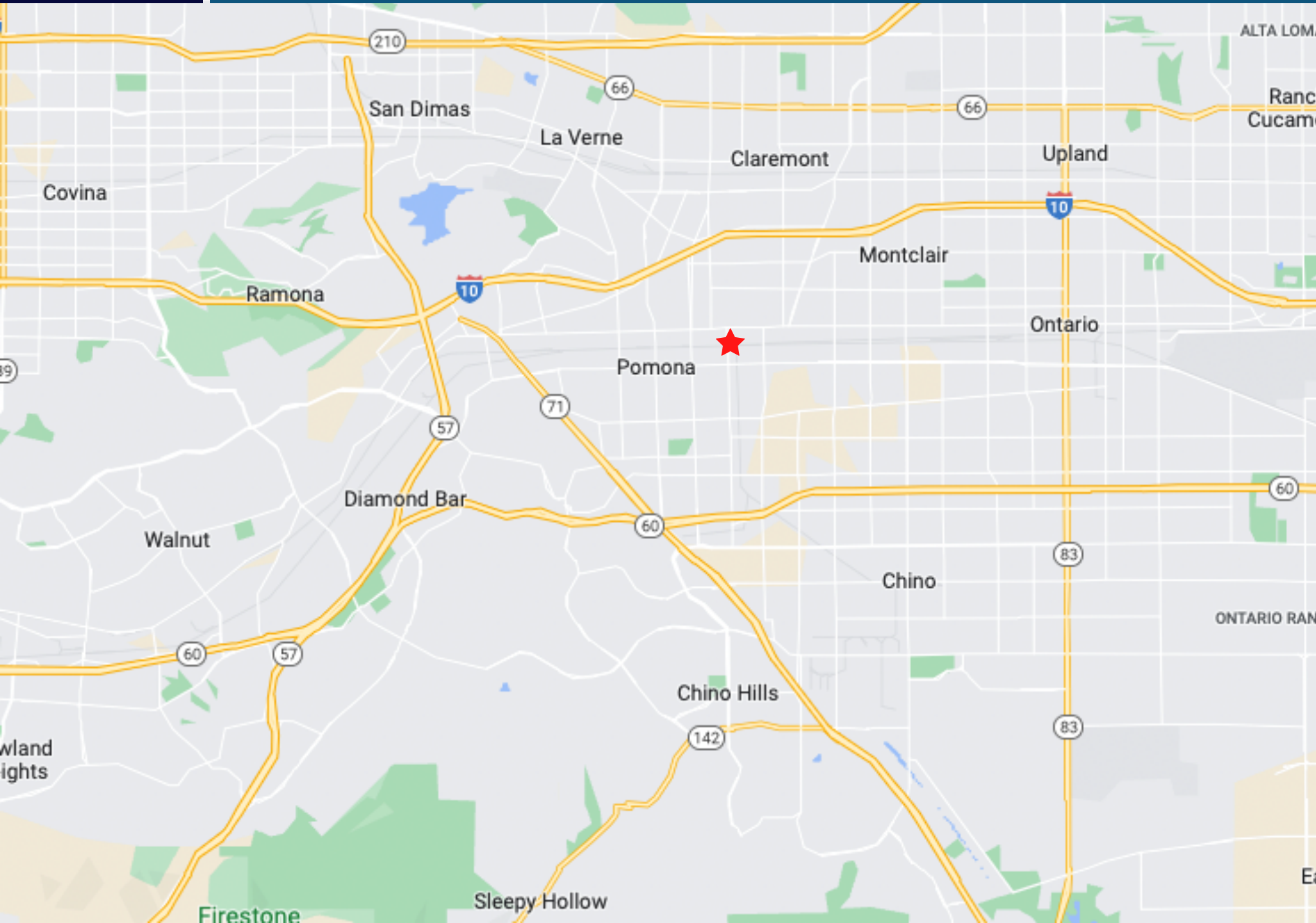
± 57,107 SF (± 1.31 AC)



Not to Scale

Aerial Map

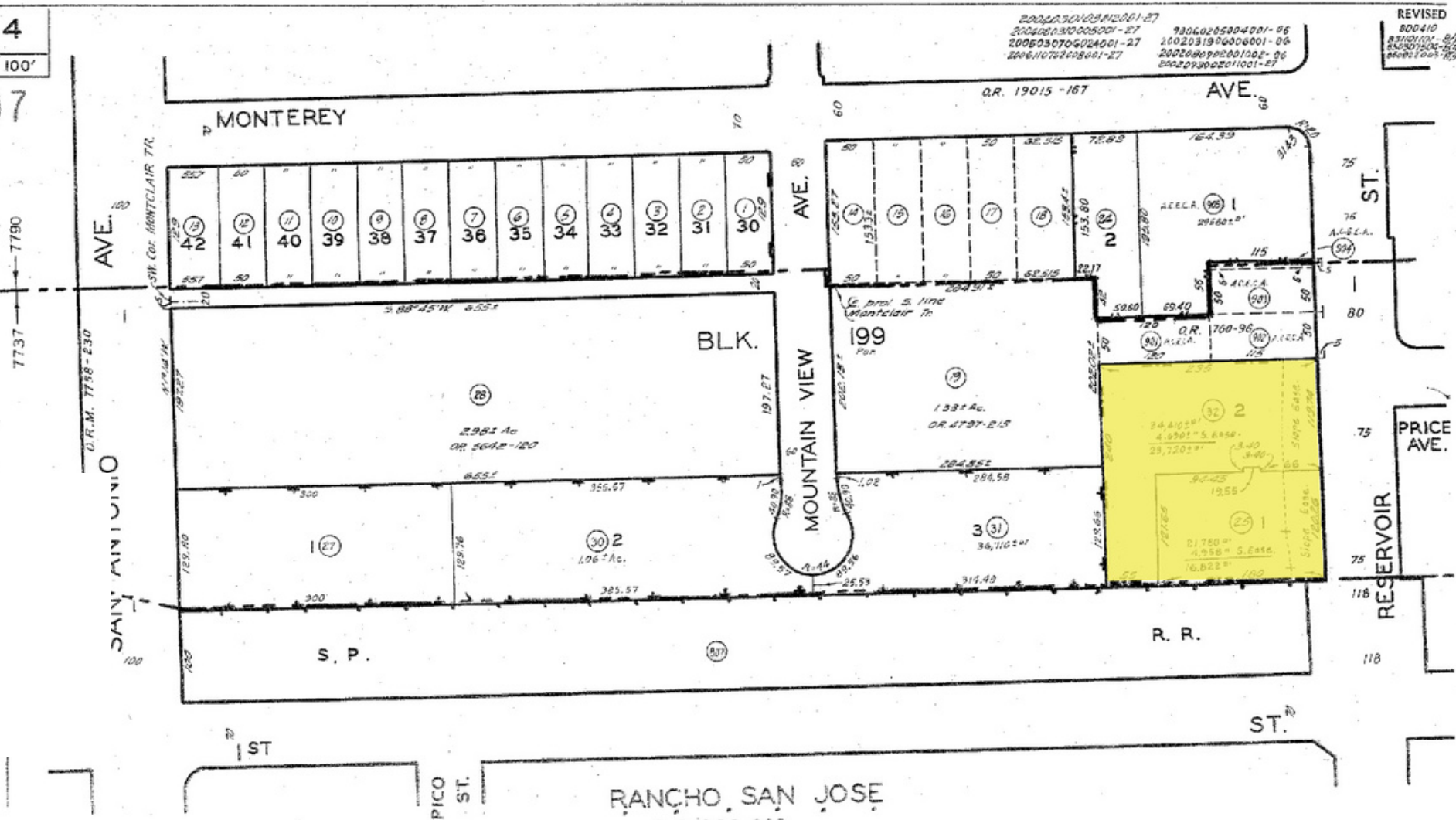
Pomona is the Gateway to Inland Empire, Los Angeles, and San Bernardino



Parcel Map

326 4
E 1" = 100'

2007



200403010201001-27
200406030005001-27
200503070602001-27
200610702608001-27
93060205004001-96
1602031906000001-06
20020009001002-96
200209002001001-27

REVISED
800410
8100101-01
820010101-01
830010101-01
840010101-01
850010101-01

CODE
7790
7737

FOR PREV. ASSMT. SEE: 797-3,10 & 36

MONTECLAIR TRACT
M. B. 14-58
PARCEL MAP
P. M. 175-33

POMONA TRACT
M. R. 3-96-97
PARCEL MAP
P. M. 164-83

RECORD OF SURVEY
R. S. 77-5

Street lines per M.R. 3-96-97 are considered the 20' lines in this tract although the division of same into 5' measured from the center lines of the street.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.





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