



VIEW  
ALLOWED  
USES

USER OR DEVELOPMENT OPPORTUNITY | ±19,540 SF BUILDING ON ±2.01 ACRES



±19,540 SF Available (±18,000 SF Warehouse; ±1,540 Office with 3 Private, 1 Breakroom, 2 Restrooms)

±17' Minimum Clearance

Zoning:  
WD1 (Workplace District 1) Module = IX1 (Industrial Mixed 1)

5 Ground Level Doors (12'x18'); 3 Dock-High Truck Well

Sprinkler System (.33 GPM/3,000 SF)



±7,000 SF Awning Adjacent to Back of Building

1,000 Amps, 480 volt, 3 Phase 4 Wire (Distributed Throughout Building)

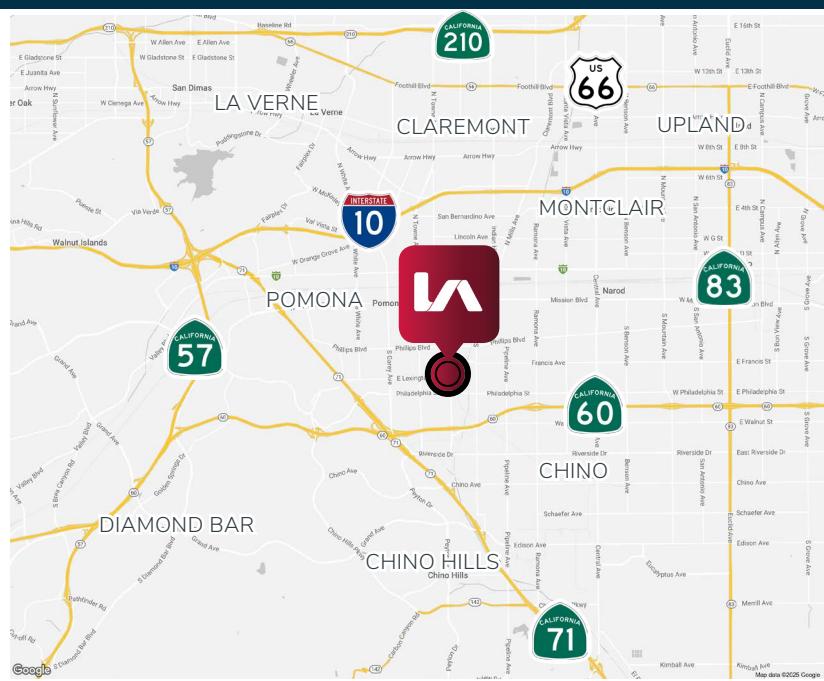
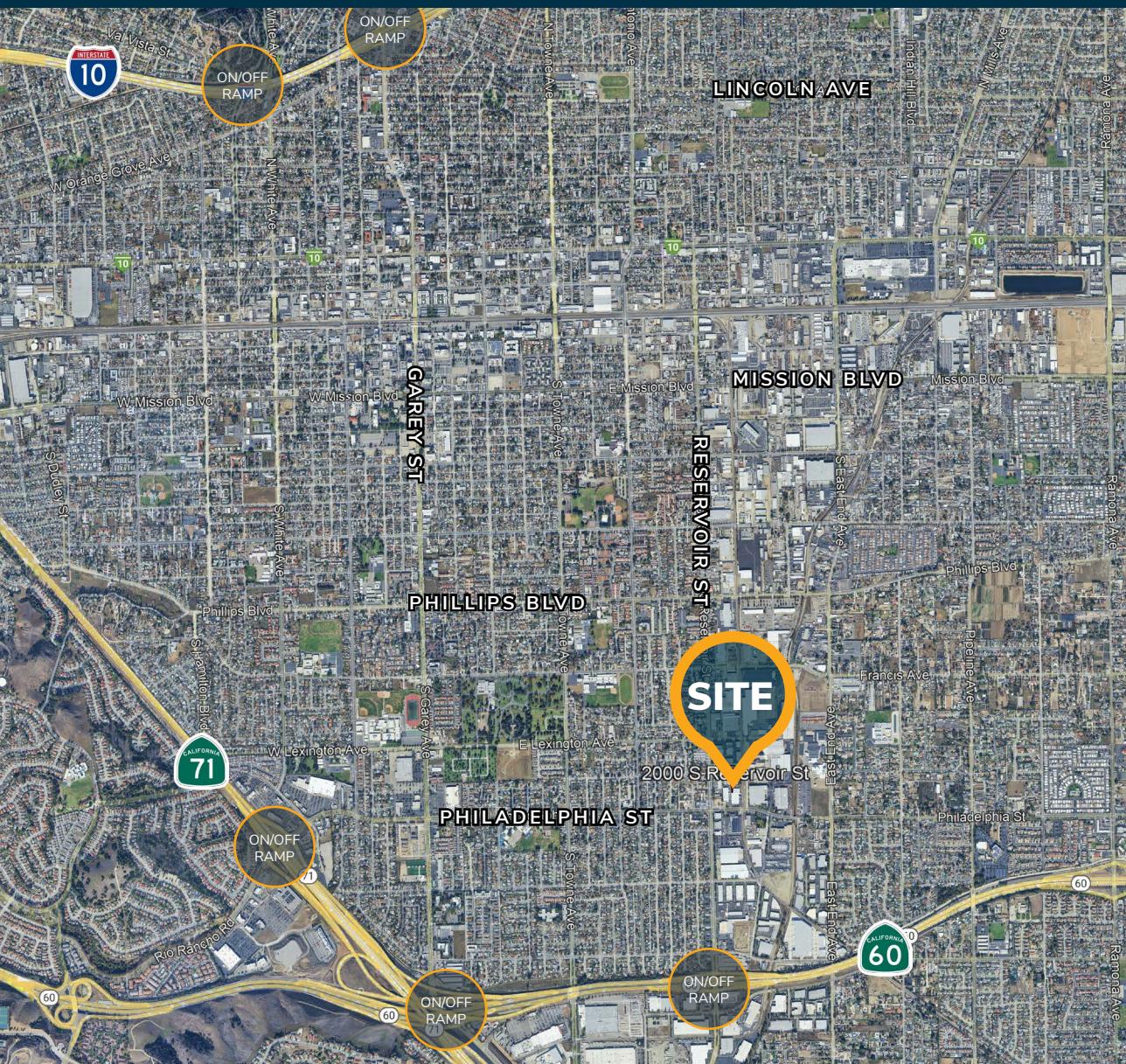
Skylights Throughout Warehouse

Easy Access to CA-60, CA-57, CA-71, I-10 Fwy's

Rail Possible - Spur to Yard

# FOR SALE OR LEASE

2000 S. RESERVOIR ST. | POMONA, CA 91766



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