

Available Acres 1.22

Land For Lease & For Sale

Available SF 53,143



**Address:** 1940 W Holt Ave, Pomona, CA 91768

**Cross Streets:** Union Ave/Holt Ave

±1.22 Acres Available  
Seller Will Carry  
Cannabis Overlay Zone  
Excellent Access to 71, 57 and 10 Freeways  
Multifamily Permitted (Confirm w/ City)

|                       |                     |                         |                |                  |                                 |
|-----------------------|---------------------|-------------------------|----------------|------------------|---------------------------------|
| <b>Lease Rate/Mo:</b> | Negotiable          | <b>Available Acres:</b> | 1.22 Ac        | <b>Gas:</b>      | <b>Specific Use:</b> Industrial |
| <b>Lease Rate/SF:</b> | TBD                 | <b>Available SF:</b>    | 53,143 SF      | <b>Water:</b>    | <b>Zoning:</b> C-IND            |
| <b>Lease Type:</b>    |                     | <b>Building SF:</b>     | 0 SF           | <b>Sewer:</b>    | <b>Rail Service:</b> No         |
| <b>Lease Terms:</b>   | Acceptable to Owner | <b>Yard:</b>            | Fenced / Paved | <b>Electric:</b> | <b>Market Area:</b> Pomona      |
| <b>Sale Price/SF:</b> | TBD                 |                         |                | <b>Fiber:</b>    | <b>APN:</b> 8348001043          |
| <b>Sale Price:</b>    | TBD                 |                         |                |                  |                                 |

**Listing Company:** Lee & Associates Los Angeles – Long Beach Inc.

**Agents:** [Ron Mgrublian 562-354-2537](mailto:rmgrublian@leelalb.com)

**Listing #:** 659e02a84830081865647660

**Listing Date:** 01/09/2024

**FTCF:** CB000N000S000

**Notes:** Call broker for commission information

