

Lee & Associates

3535 Inland Empire Blvd Ontario, CA 91764 | 909-989-7771



Address: Cross Streets:

Sale Price/SF:

Taxes:

Yard:

Zoning:

2705 Sierra Way, La Verne, CA 91750 Arrow Hwy/ N White Ave

Stand Alone Building
Large Private + Secured Yard
Oversized Ground Level Loading Doors
Excellent Access to 210, 57, & 10 Freeways

Lease Rate/Mo:	\$7,500	Sprinklered:	No
Lease Rate/SF:	\$1.79	Clear Height:	14'
Lease Type:	Modified Gross	GL Doors/Dim:	2 / (1) 12'x12'; (1) 14'x12'
Available SF:	4,200 SF	DH Doors/Dim:	0
Minimum SF:	4,200 SF	A: 200 V: 110/208 0: 3 W: 4	
Prop Lot Size:	0.93 Ac / 40,622 SF	Construction Type:	Concrete
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1985
Sale Price:	NFS		

Include In Available: No 01/01/2026 Possession: Whse HVAC: No Vacant: Yes Parking Spaces: 9 / Ratio: 2.1:1 To Show: Call broker **Rail Service:** Market/Submarket: Pomona 8371-002-035 Specific Use: Light Industrial APN#:

Office SF / #:

Restrooms: Office HVAC:

Finished Ofc Mezz:

Include In Available:

Unfinished Mezz:

1,000 SF / 4

Heat & AC

0 SF

No

0 SF

Listing Company: Lee & Associates

NFS

M1

Fenced / Paved

Agents: <u>Justin Leewood 909-373-2989, Todd Launchbaugh 909-373-2911</u>

Listing #: 43988368 Listing Date: 12/10/2025 FTCF: CB260Y150S000/AOAA

Notes: Stand alone building. Large private + secured yard. Oversized ground level loading doors. Excellent access to 210, 57, & 10 Freeways. Lessor pays landscaping, water, and

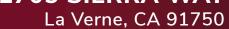
trash. Lessee pays their own electricity, gas, and additional trash if a separate container ends up being needed.





FOR LEASE ±4,200 SF INDUSTRIAL SPACE

2705 SIERRA WAY







JUSTIN LEEWOOD

jleewood@lee-assoc.com D 909.373.2989 DRE #01837452

TODD LAUCHBAUGH

tlaunchbaugh@lee-assoc.com D 909.373.2911 DRE #01059250

Corporate ID: 00976995

