

Available SF 4,200 SF

Industrial For Lease

Building Size 4,200 SF



Address: 2705 Sierra Way, La Verne, CA 91750
Cross Streets: 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
Lease Rate/SF: \$1.79
Lease Type: Modified Gross
Available SF: 4,200 SF
Minimum SF: 4,200 SF
Prop Lot Size: 0.93 Ac / 40,622 SF
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M1

Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 2 / (1) 12'x12'; (1) 14'x12'
DH Doors/Dim: 0
A: 200 V: 110/208 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1985
Whse HVAC: No
Parking Spaces: 9 / Ratio: 2.1:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 1,000 SF / 4
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 01/01/2026
Vacant: Yes
To Show: Call broker
Market/Submarket: Pomona
APN#: 8371-002-035

Listing Company: Lee & Associates

Agents: [Justin Leewood 909-373-2989](#), [Todd Launchbaugh 909-373-2911](#)

Listing #: 43988368

Listing Date: 12/10/2025

FTCF: CB260Y150S000/A0AA

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
La Verne, CA 91750



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