

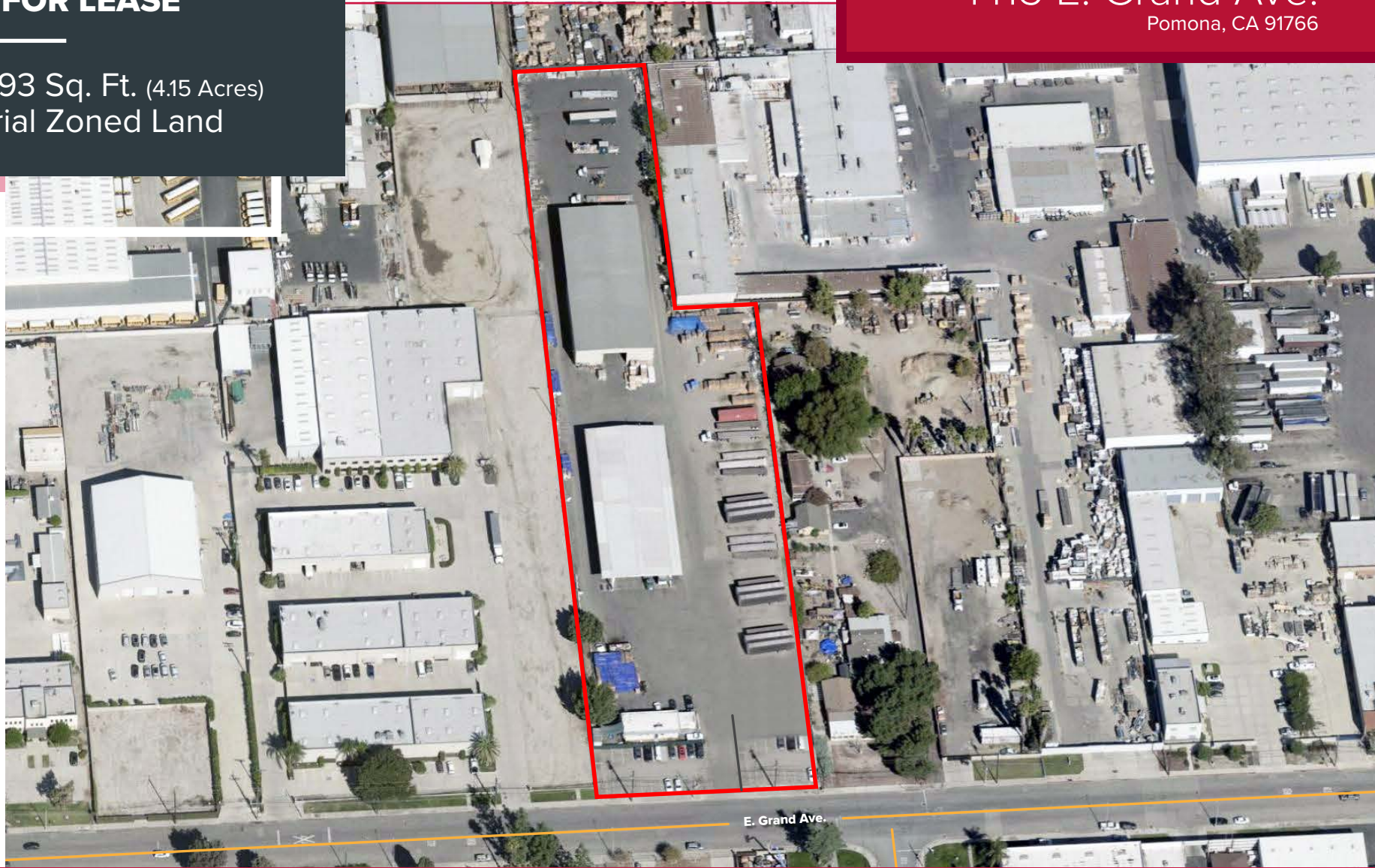


Lee & Associates®

LAND FOR LEASE

±180,993 Sq. Ft. (4.15 Acres)
Industrial Zoned Land

1415 E. Grand Ave.
Pomona, CA 91766



Travis Allan | Vice President
(562) 568-2023
tallan@lee-associates.com
License: 01482126

Lee & Associates | Corp. ID # 01125429
13181 Crossroads Pkwy, N, Suite 300
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1415 E. GRAND AVE. POMONA, CA

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Lee & Associates-Industry ("Broker") has been exclusively retained by Owner as listing agent for the lease of the property located in this Offering Memorandum. By accepting this Offering Memorandum you hereby acknowledge and agree that certain confidential material and information regarding the property that has been or may be in the future disclosed is intended solely for your own limited use in considering whether to pursue negotiations to acquire the property. The Owner and Broker reserve the right to make any change, to add, delete, or modify the Information, change the price, or withdraw the property from the market at any time, without notice. Neither Owner nor Broker shall be under any obligation to update the Information.

Neither Owner nor Broker nor any of their officers, employees or agents make representation or warranty, express or implied, as to the accuracy or completeness of the Information and no legal liability is assumed or shall be implied with respect thereto. The Information provided has been or will be gathered from sources that are deemed reliable but neither Owner nor Broker warrant or represent that the Information is true or correct. Recipient is advised to verify the Information independently.

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Property Specifications

Address:

1415 E. Grand Ave.
Pomona, CA 91766

APN:

8327-015-008
8327-015-039

Site Dimensions:

Approximately - \pm 180,993 Sq. Ft.
Totaling - 4.15 Acres

Zoning:

(M2) Heavy Industrial Use

Condition:

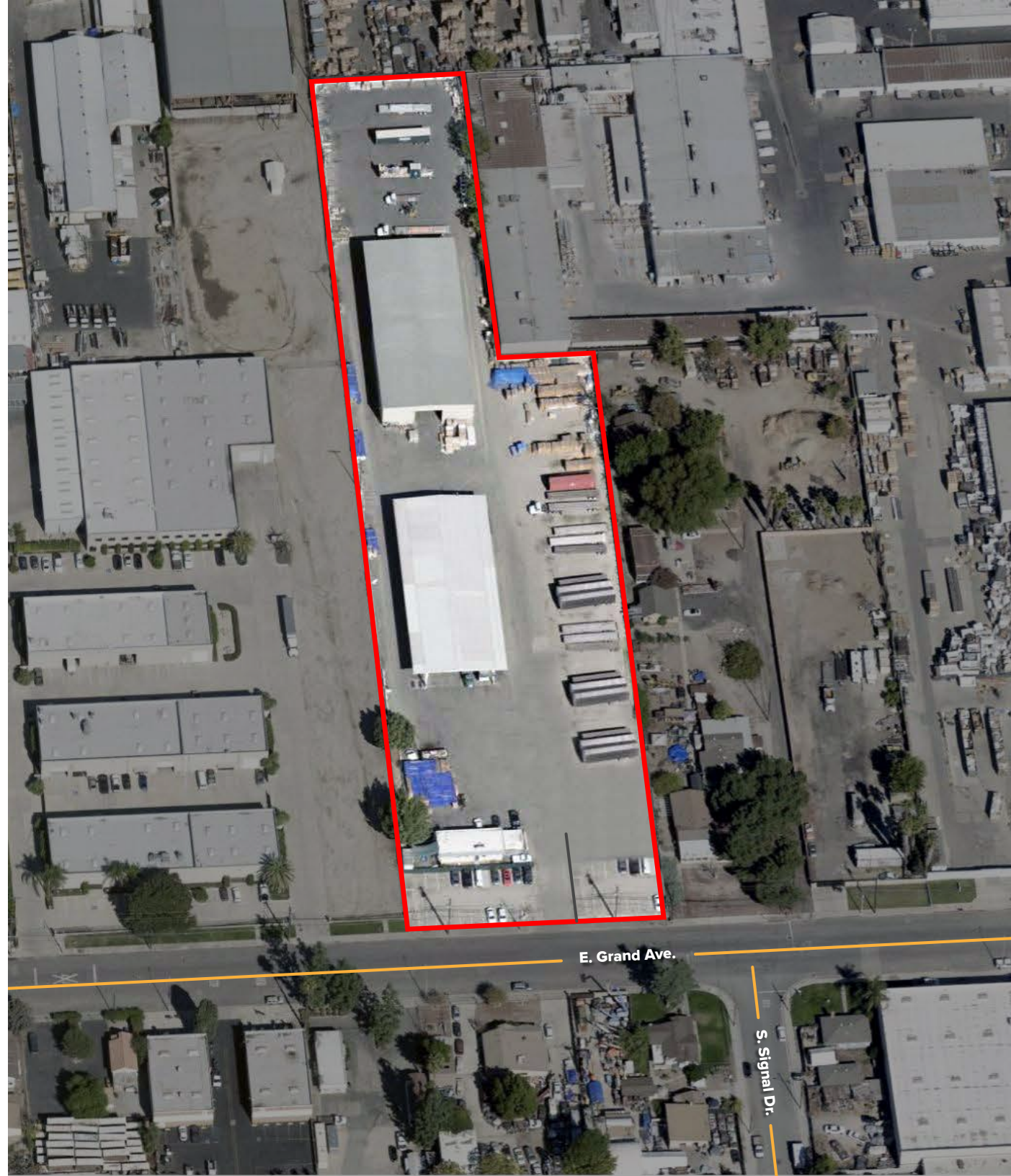
As is, Where is

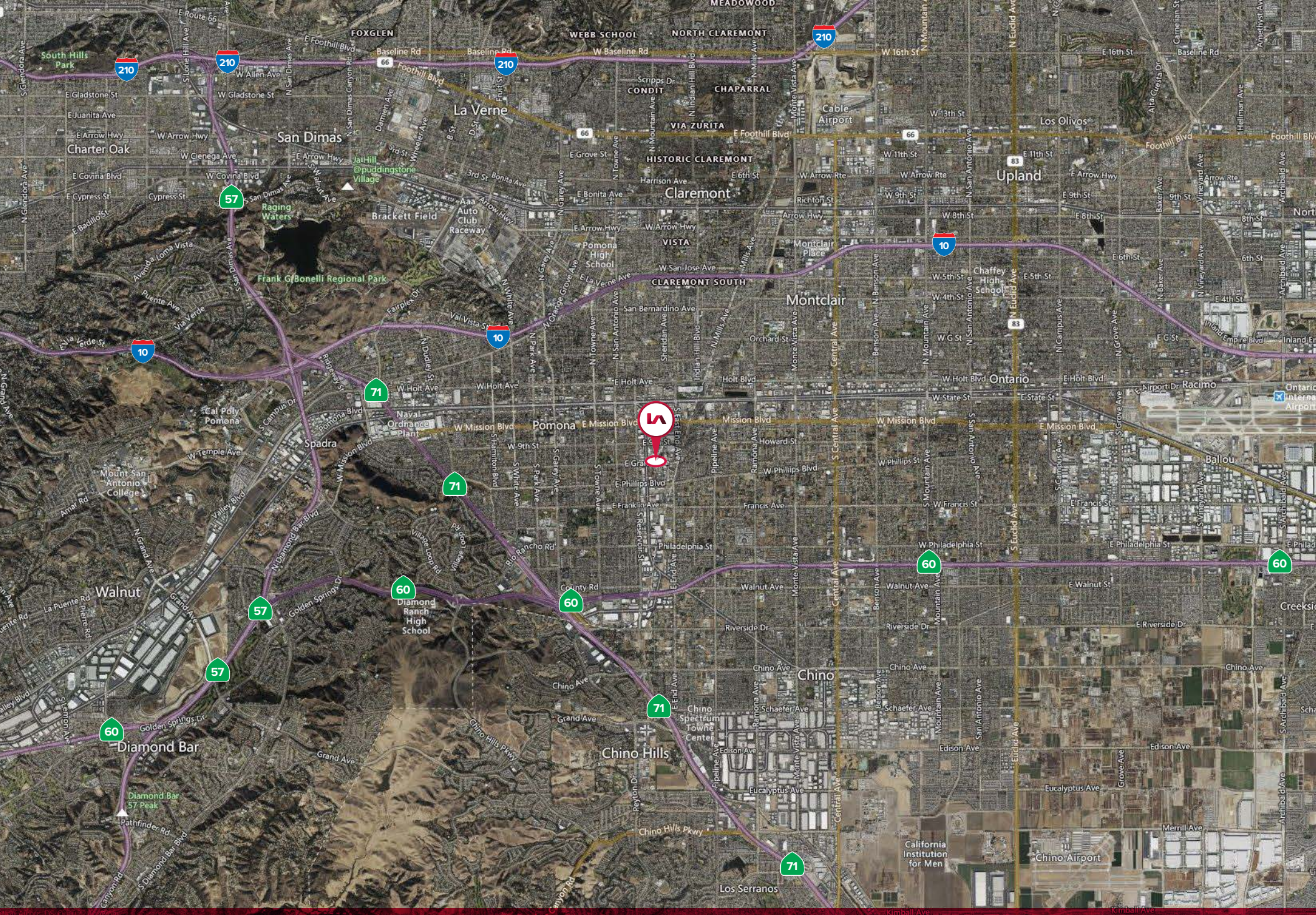
Improvements:

All Wet & Dry Utilities In Place, Perimeter
Fencing Misc. Structures

Freeway Proximity:

\pm 1.8 Miles to the 60 Freeway
 \pm 2.8 Miles to the 10 Freeway
 \pm 3.5 Miles to the 71 Freeway







LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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