

WAREHOUSE/DISTRIBUTION FOR LEASE



2280 VALLEY BLVD

POMONA, CALIFORNIA 91768

OFFERING SUMMARY

Lease Rate:	\$1.37 SF/month (MG)
CAM Fee:	\$.04 PSF
Available SF:	9,485 SF
Lot Size:	25,548 SF

Property Highlights

- High image +/- 9,485 SF industrial property
- +/- 1,998 SF of two story office
- 22' min clear in the warehouse
- One grade level loading door
- ESFR sprinklers
- 400 amps of power (Tenant to Verify)
- Conveniently located just off the 71 Freeway between the 10 and 60 Freeway

Richard Lee, SIOR

Nicholas Chang, CCIM, SIOR

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nchang@naicapital.com CA DRE #01344844 No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474



ADDITIONAL PHOTOS



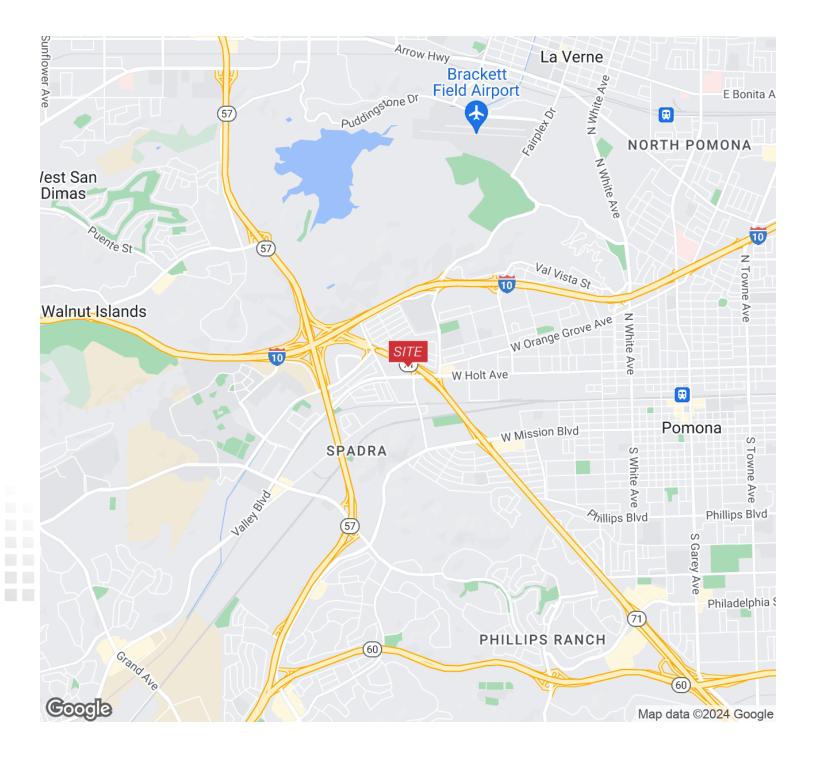
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LOCATION MAP



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