

Available SF 8,504 SF

Industrial For Sale

Building Size 8,504 SF


**Address:** 2809 Pomona Blvd, Pomona, CA 91768

**Cross Streets:** Pomona Blvd/Pacific St

Current Use is a Church  
 Can Be Restored to Industrial/Office Use  
 Fenced Yard  
 Pomona Boulevard Frontage  
 Excellent Freeway Access 57 /10/71/60

|                       |                     |                                    |                   |                              |             |
|-----------------------|---------------------|------------------------------------|-------------------|------------------------------|-------------|
| <b>Sale Price:</b>    | \$2,712,776.00      | <b>Sprinklered:</b>                | No                | <b>Office SF / #:</b>        | TBD         |
| <b>Sale Price/SF:</b> | \$319.00            | <b>Clear Height:</b>               | 16'               | <b>Restrooms:</b>            | 2           |
| <b>Available SF:</b>  | 8,504 SF            | <b>GL Doors/Dim:</b>               | 1 / 12'x12'       | <b>Office HVAC:</b>          | Heat & AC   |
| <b>Prop Lot Size:</b> | 0.42 Ac / 18,123 SF | <b>DH Doors/Dim:</b>               | 0                 | <b>Finished Ofc Mezz:</b>    | 0 SF        |
| <b>Taxes:</b>         | \$1,564 / 2023      | <b>A: 400 V: 120/208 O: 3 W: 4</b> |                   | <b>Include In Available:</b> | No          |
| <b>Yard:</b>          | Fenced              | <b>Construction Type:</b>          | TILT UP           | <b>Unfinished Mezz:</b>      | 0 SF        |
| <b>Zoning:</b>        | M-2                 | <b>Const Status/Year Blt:</b>      | Existing / 1979   | <b>Include In Available:</b> | No          |
|                       |                     | <b>Whse HVAC:</b>                  | No                | <b>Possession:</b>           | COE         |
|                       |                     | <b>Parking Spaces:</b>             | 19 / Ratio: 2.2:1 | <b>Vacant:</b>               | N/A         |
|                       |                     | <b>Rail Service:</b>               | No                | <b>To Show:</b>              | Call broker |
|                       |                     | <b>Specific Use:</b>               | Warehouse/Office  | <b>Market/Submarket:</b>     | Pomona      |
|                       |                     |                                    |                   | <b>APN#:</b>                 | 8707015015  |

**Listing Company:** Lee & Associates

**Agents:** [Stephen Shatafian 562-568-2017](mailto:sshatafian@lee-associates.com)
**Listing #:** 40000883

**Listing Date:** 03/25/2024

**FTCF:** CB00N000S000/AOAA

**Notes:** Lease in place through March 31, 2025@\$6,800.00 + POA fee, No options to extend, possibility of early termination. Current reduced property tax due to church use. Call Broker for appointment, Possession: TBD.

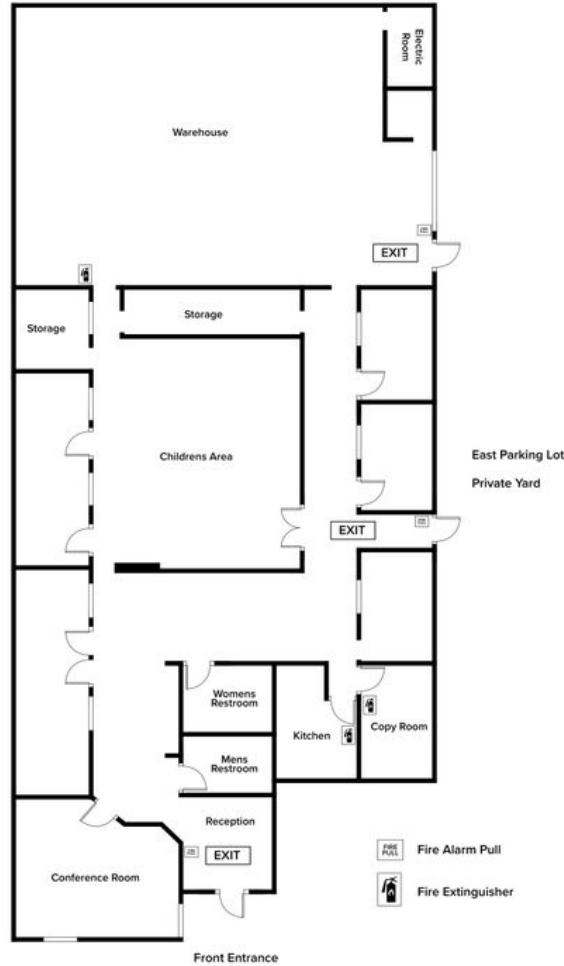
2809 Pomona Blvd  
City of Industry, CA 91746

**For Sale**

±8,504 SF Industrial Building

**Property Site Plan**

• Not to Scale / Not Exact



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



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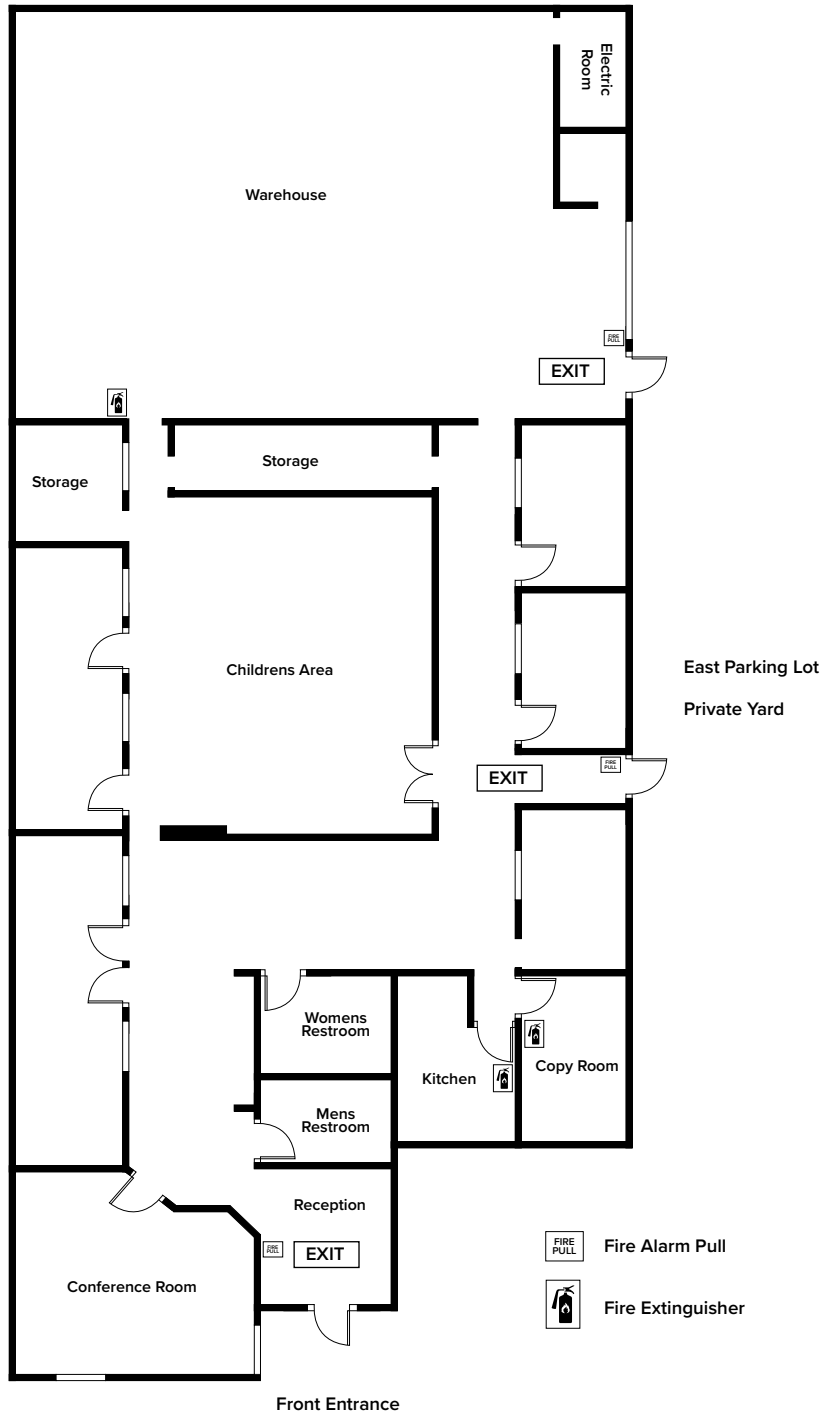
13181 Crossroads Pkwy, North, Suite 300  
City of Industry, CA 91746  
P \ 562.699.7500 F \ 562.695.3133  
Corp. ID # 01125429

lee-associates.com

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Property Site Plan

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