

**FOR SALE**

**BUILDING SIZE:  $\approx$  62,271 SF & LOT SIZE:  $\approx$  111,465 SF ( $\approx$  2.56 AC)**



## **NNN INDUSTRIAL INVESTMENT OPPORTUNITY**

**1431 - 1441 W 2ND ST, POMONA, CA 91766**

**REMAX**  
**COMMERCIAL**



<b>Subject Property:</b>	<b>1431-1441 W 2nd St, Pomona, CA 91768</b>
<b>Building Size:</b>	<b>± 62,271 SF</b>
<b>Lot Size:</b>	<b>± 111,465 SF (± 2.56 AC)</b>
<b>Year Built:</b>	<b>1942</b>
<b>Year Renovated:</b>	<b>2024</b>
<b>Clear Height:</b>	<b>± 18 Ft</b>
<b>Power:</b>	<b>1,200 AMPS</b>
<b>Loading Dock Positions:</b>	<b>3</b>
<b>Ground-Level Doors:</b>	<b>5</b>
<b>Parking:</b>	<b>± 56 Surface Spaces</b>
<b>Corner Streets:</b>	<b>Oak Ave &amp; W Second St</b>
<b>Property Type:</b>	<b>Industrial Manufacturing</b>
<b>Zoning:</b>	<b>IX1 (Light Industrial)</b>
<b>APN:</b>	<b>8348-020-021, 8348-018-049, 8348-018-051</b>



**Rare Opportunity to Acquire a Stabilized Industrial Asset**

- Established tenants in place and significant upside potential through future rent adjustments.

**High-Power Capacity**

- ± 1,200 AMPs
- Multiple meters to accommodate multi-tenant flexibility

**Heavy Manufacturing Infrastructure**

- On-site bridge crane for efficient handling of large and heavy materials

**Hard-to-Find Industrial Configuration**

- Secure, gated yard with ample parking
- Functional design, ideal for various industrial operations

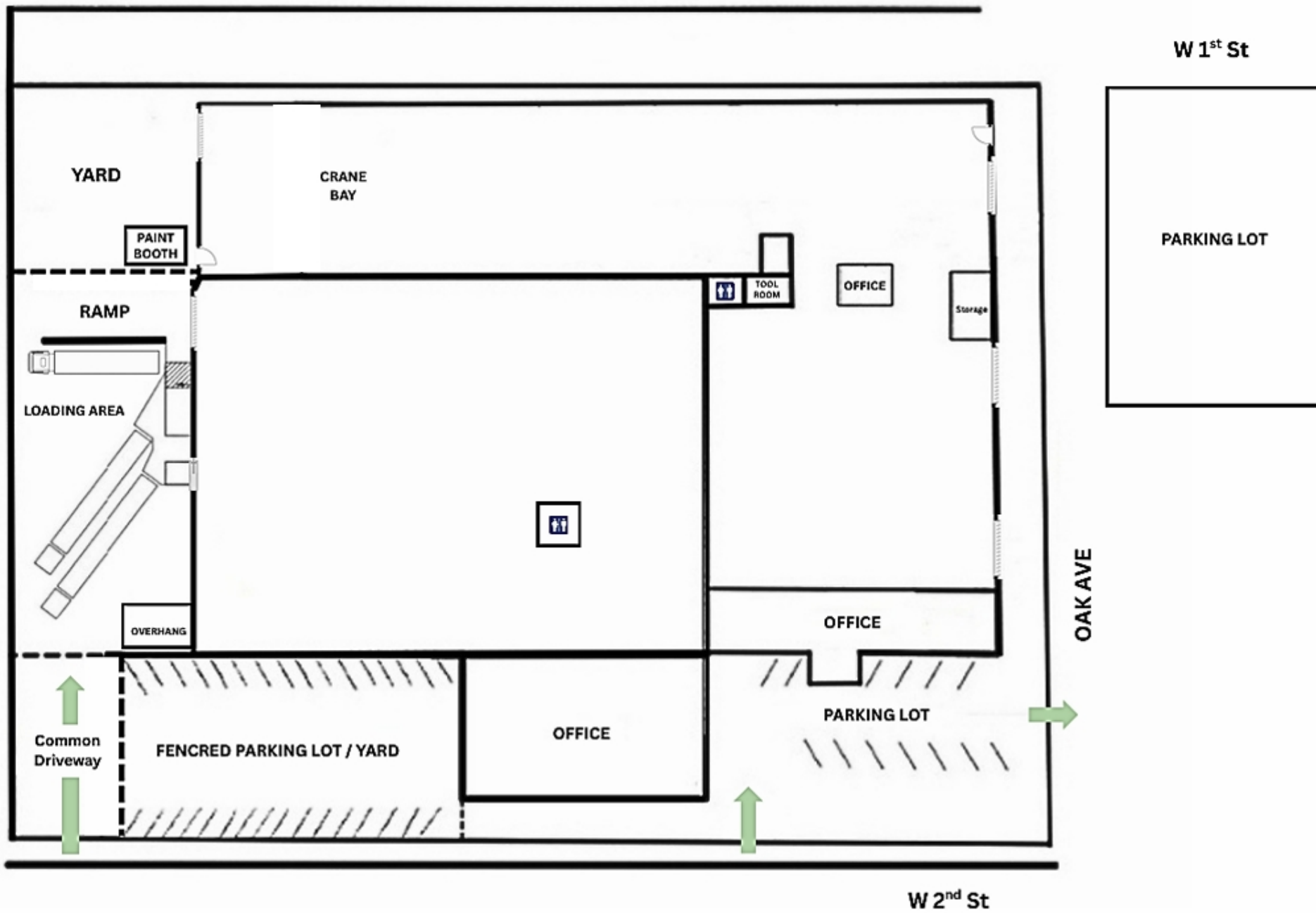
**Strategic Location**

- Immediate access to CA-10, CA-60, and CA-71 freeways
- Just 10 miles from Ontario International Airport

**Pomona - Industrial Gateway City**

- Positioned at the crossroads of Southern California's major industrial hubs, offering unmatched regional connectivity.





# PROPERTY PHOTOS



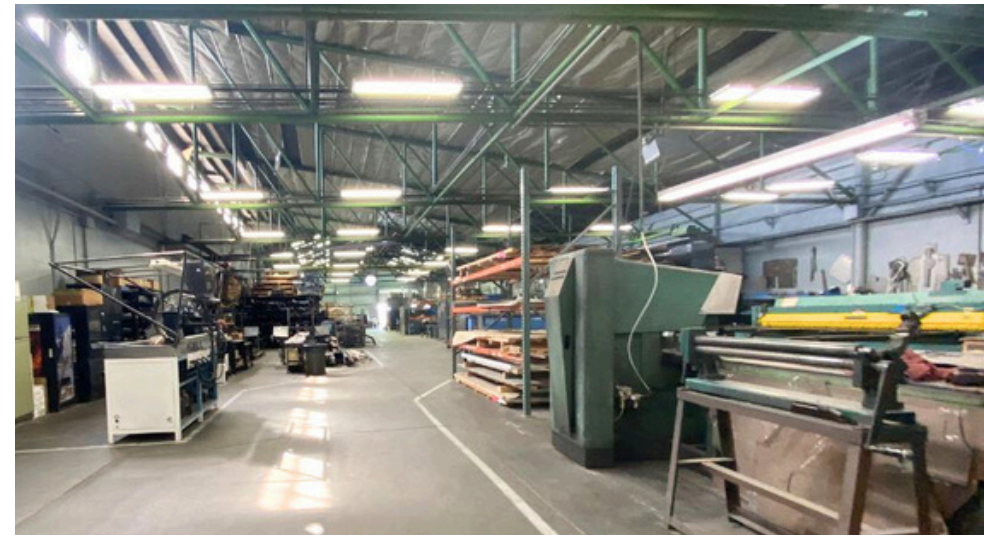
# LOADING DOCK POSITIONS



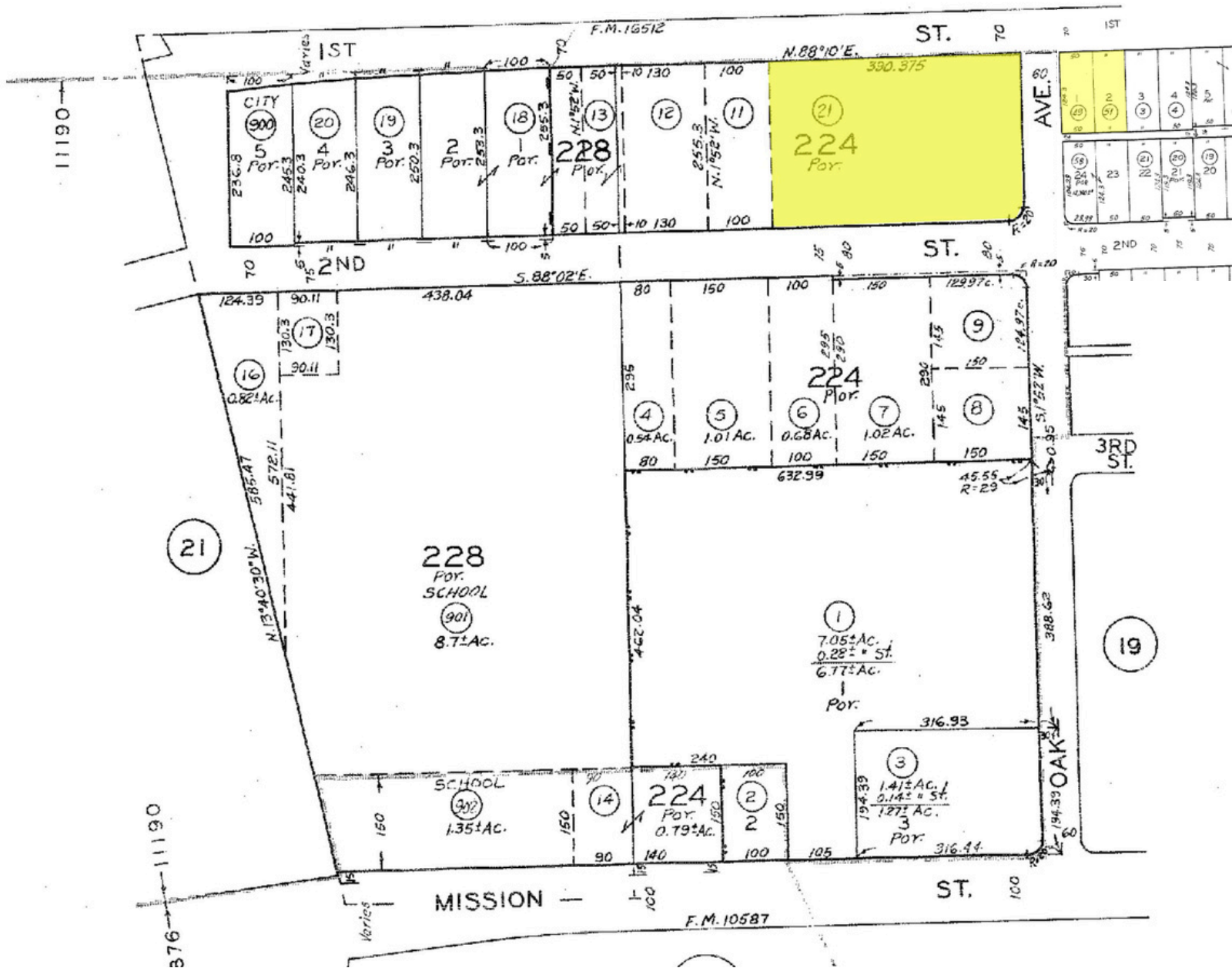
# CRANE BAY













# THE YAMZON TEAM

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