



FOR SALE OR LEASE

1461 S East End Ave
Pomona, CA 91766



INVESTMENT SUMMARY

A rare industrial lease opportunity in the heart of Pomona. This ± 0.67 -acre secured, fenced, and fully paved yard includes a $\pm 2,000$ square foot freestanding office building and an additional $\pm 1,500$ square foot storage or shop structure. Formerly used for truck maintenance and repair, the property is ready for immediate occupancy.

Strategically located with excellent access to major freeways, including the CA-60, CA-71, and I-10, this property offers seamless connectivity throughout the Inland Empire and Los Angeles County. It's a rare find for tenants seeking a functional combination of yard, office, and storage in a high-demand industrial corridor.

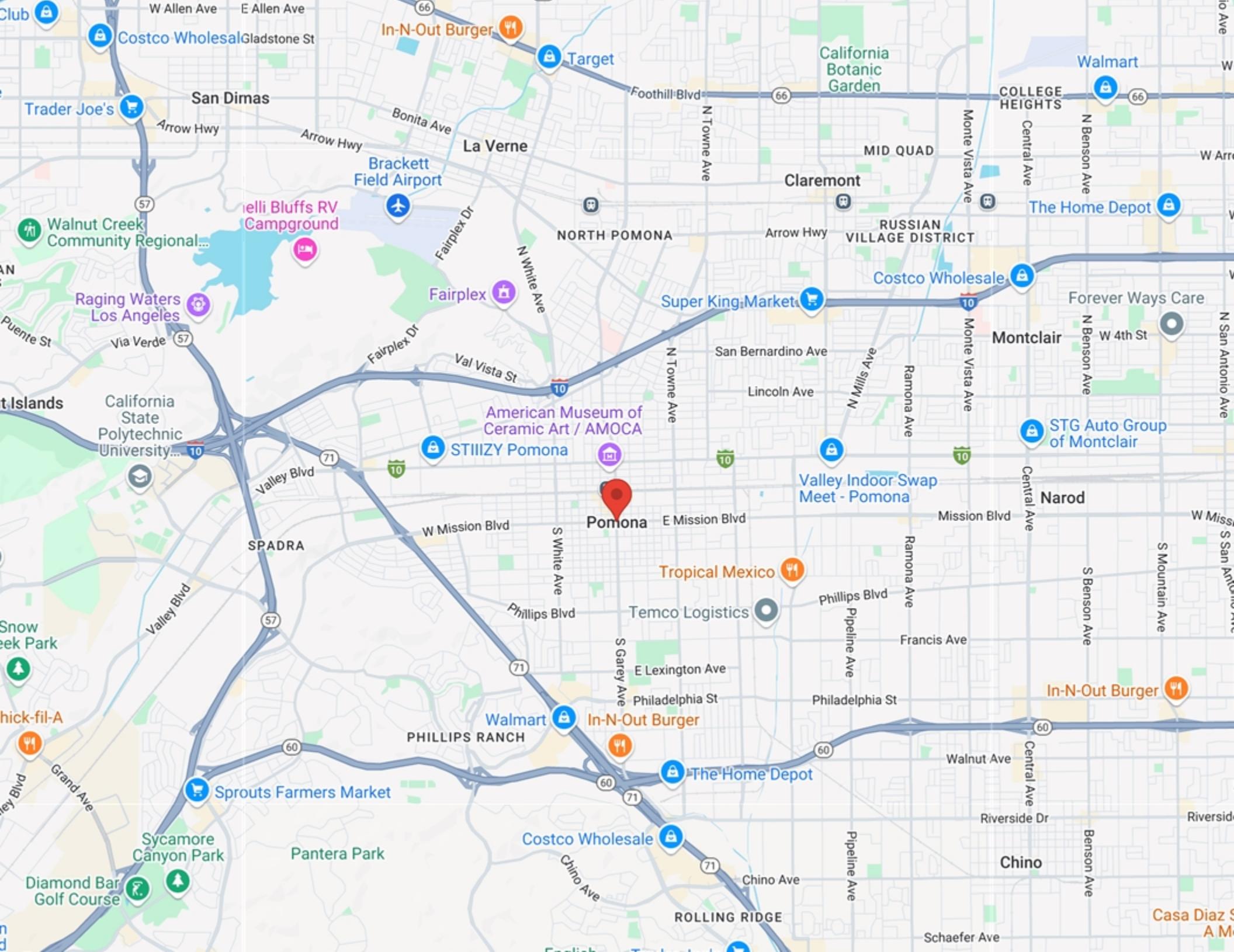


PROPERTY SUMMARY

Offering Price	Negotiable
Lot Size (SF)	29,185.00 SqFt
Office Size	2,000 SqFt
Exterior Storage	1,500 SqFt
Parcel ID	8327-022-020
Zoning Type	WD3
County	Los Angeles







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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE UNIVERSAL ELITE COMMERCIAL ADVISOR FOR MORE DETAILS.

EXCLUSIVELY PRESENTED BY:



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