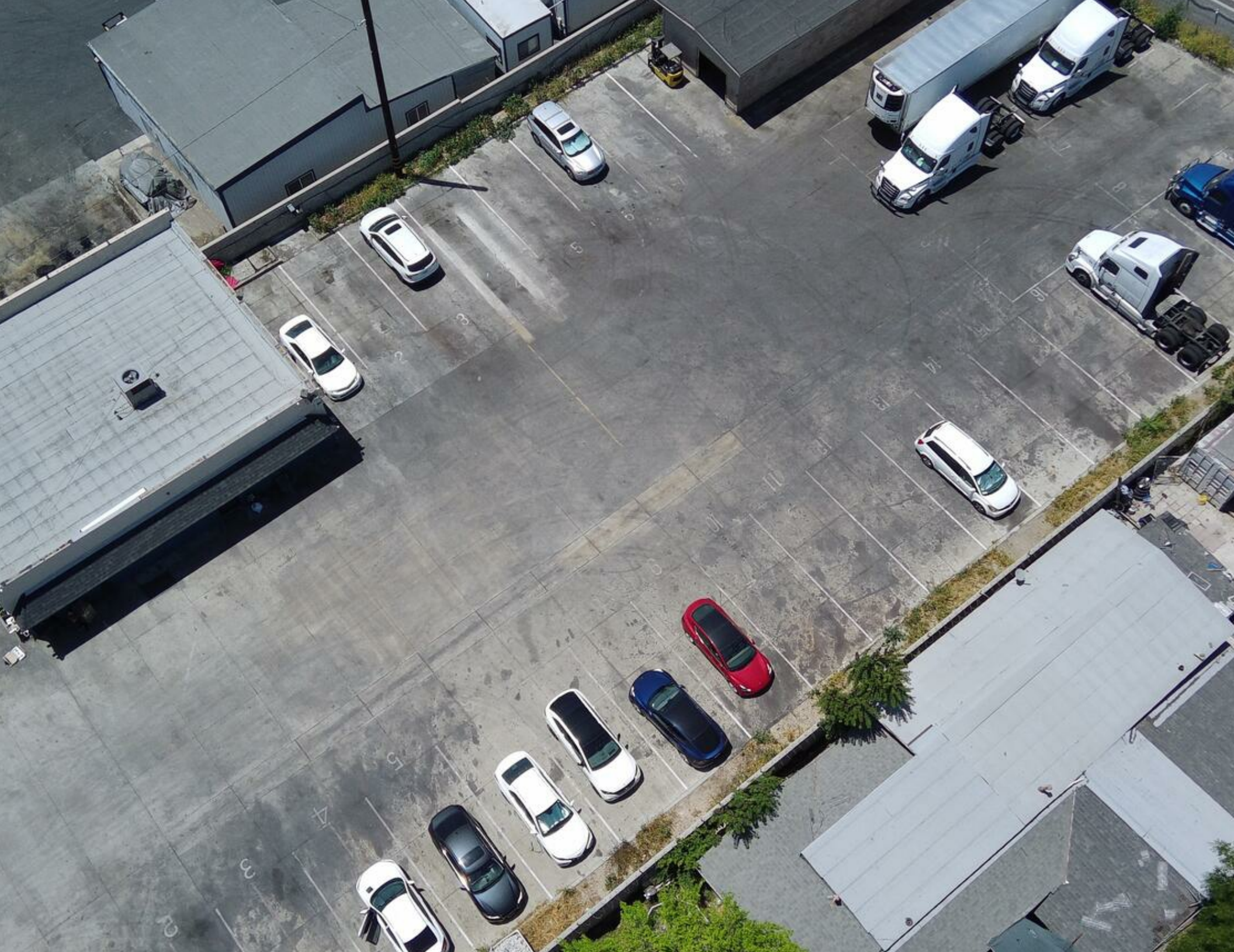




FOR SALE OR LEASE

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 ±2,000 square foot freestanding office building and an additional ±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.

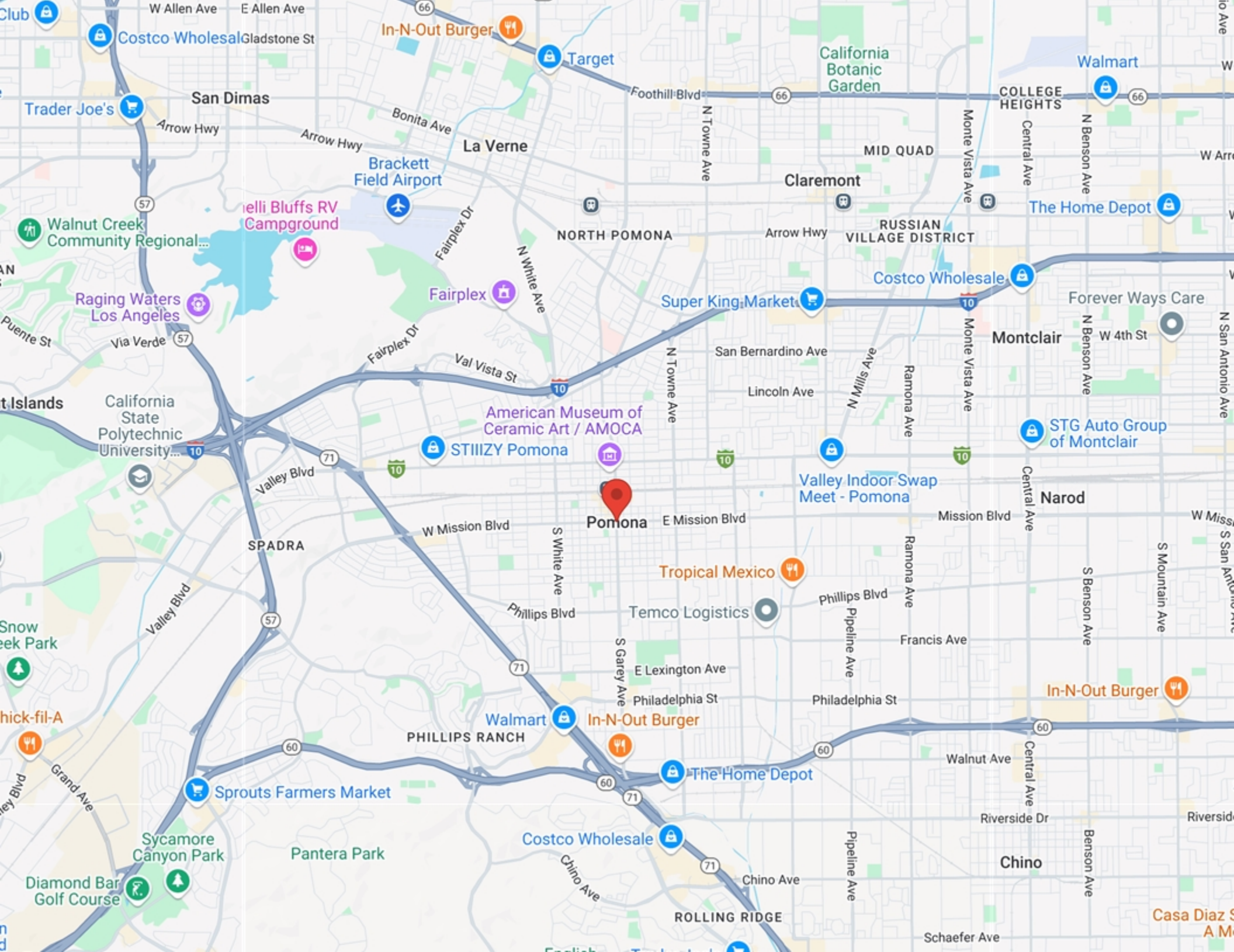


PROPERTY SUMMARY

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







CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from UNIVERSAL ELITE COMMERCIAL and it should not be made available to any other person or entity without the written consent of UNIVERSAL ELITE COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to UNIVERSAL ELITE COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. UNIVERSAL ELITE COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, UNIVERSAL ELITE COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has UNIVERSAL ELITE COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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

EXCLUSIVELY PRESENTED BY:



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