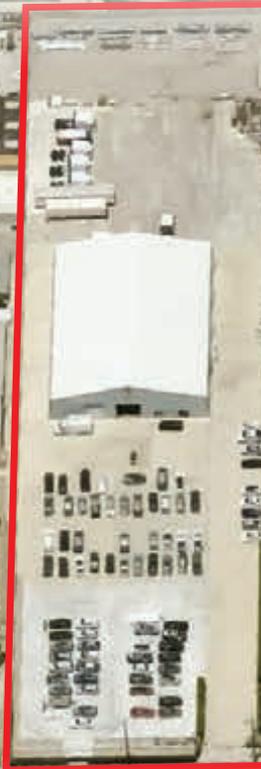


# 1335 E GRAND AVENUE

POMONA • CA 91766

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TEAMCLINE**



E GRAND AVE

**FOR LEASE**  
**±13,780 SF INDUSTRIAL BUILDING**  
**ON ±104,544 SF OF LAND**

**MILES SOLOMON**

Senior VP & Land Specialist  
msolomon@lee-associates.com  
323.922.3736  
LIC NO 02099423

Lee & Associates | Downtown Los Angeles 1201 N Main St  
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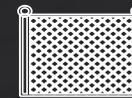
## PROPERTY HIGHLIGHTS



State of The Art  
Modern Steel Building



Concrete  
Yard



Fenced and  
Secure Environment



Competitively  
Priced



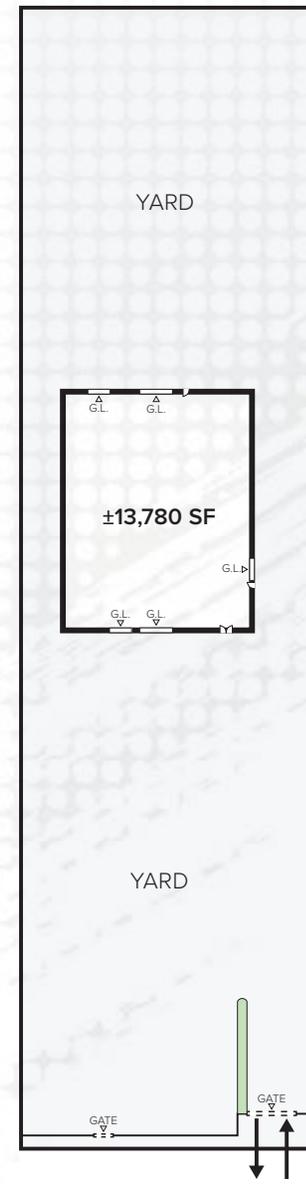
Close Proximity to 15, 60  
and 71 Freeways

1335 E Grand Ave, Pomona, CA offers 13,780 SF of industrial space on a 2.40-acre fenced concrete yard, available for \$29,500/month (\$2.14/SF, Gross) with a 5-year minimum term. This modern steel building features 22' clear height, 5 ground-level doors, 200A/240V power, and 1,000 SF office, with possession available May 1, 2026. Ideal location near the 15, 60, and 71 freeways for distribution or industrial use.

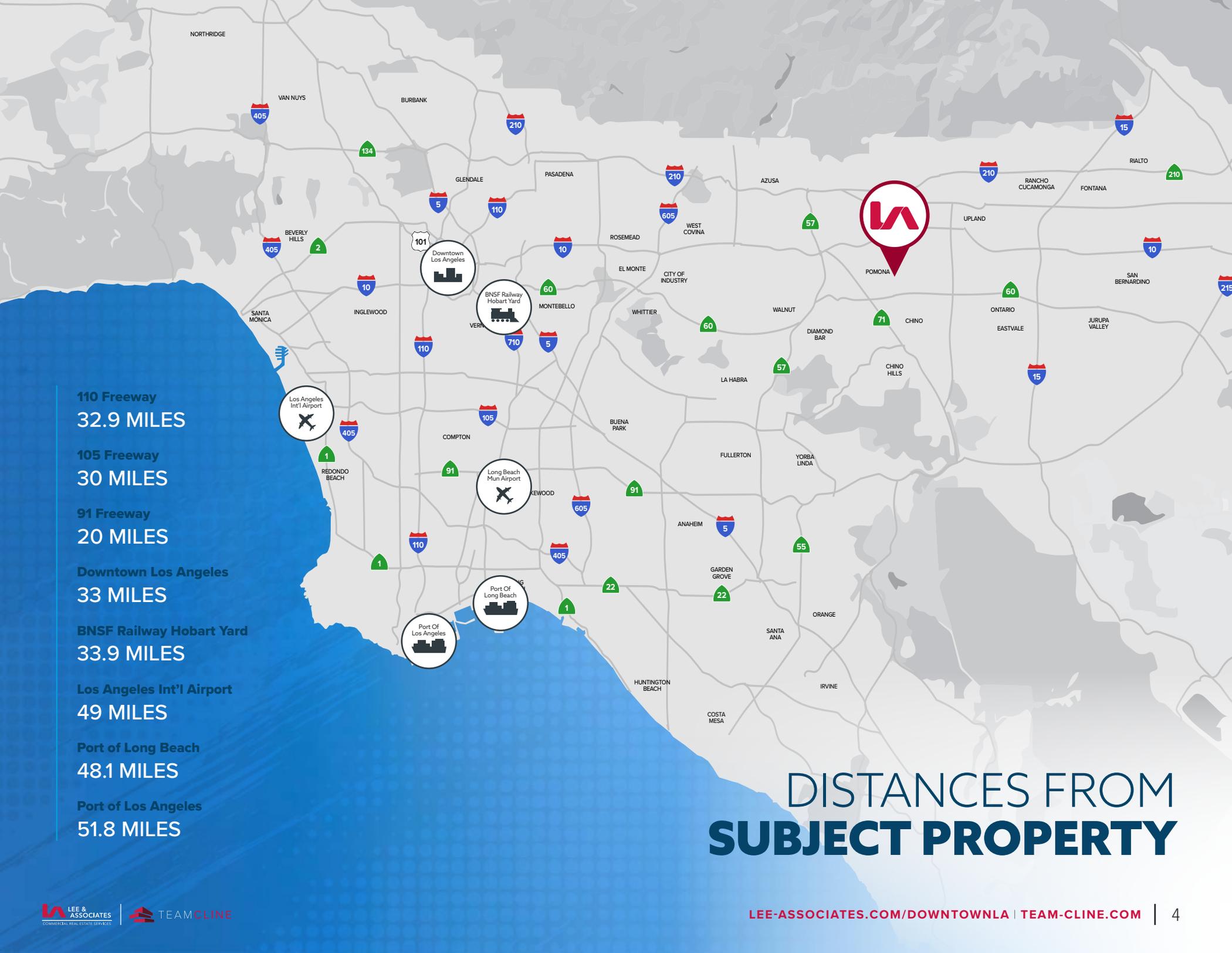
# PROPERTY INFORMATION

Available SF	±13,780 SF
Prop Lot Size	±104,544 SF
Office Size	±1,000 SF
APN	8327-016-013
Zoning	WD3
Year Built	1961
Construction Type	TBD
Yard	Yes
Restrooms	2
Clear Height	22'
DH/GL Doors	0 DH / 5 GL
Sprinklered	No
Power	A: 200 V: 240 Ø: 0 W: 3
Term	5-Year Minimum
Possession Date	05/01/26
Vacant	Yes
Market/Submarket	Pomona

# PROPERTY SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to verify.



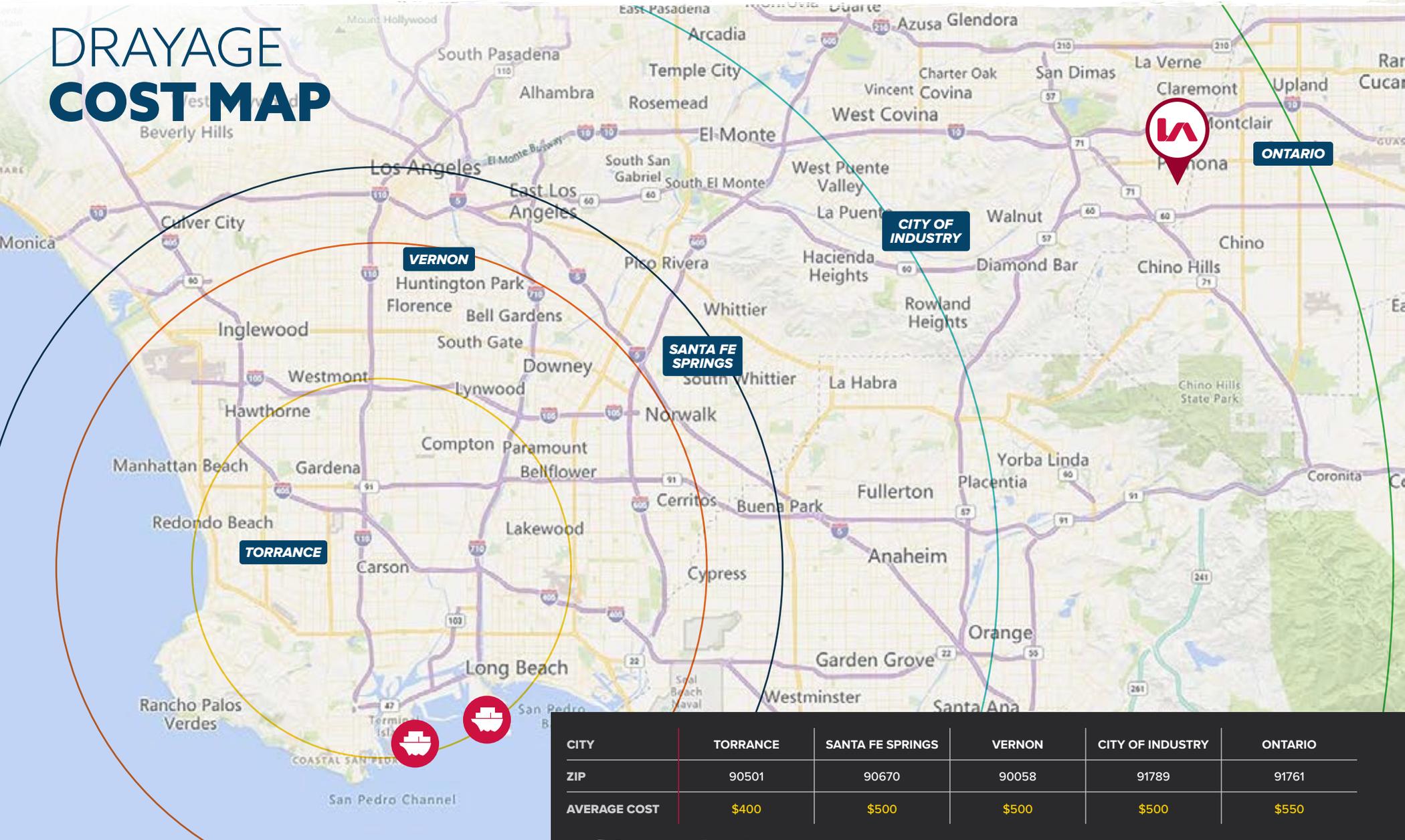
# DISTANCES FROM SUBJECT PROPERTY

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POMONA • CA 91766

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## DRAYAGE COST MAP



For More Information,  
Please Contact ▶

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.