

Available SF 1,674 SF

Industrial For Lease

Building Size 18,183 SF



**Property Name:** Princeland La Verne Commerce Center  
**Address:** 1518 Arrow Hwy, Unit A, La Verne, CA 91750  
**Cross Streets:** Arrow Hwy/Wheeler Ave

Princeland La Verne Commerce Center  
 Professional Business Park Environment  
 Excellent Signage/Curb Appeal on Hwy  
 Reception, One Private Office and Warehouse 12'x12' GL Door  
 Easy Access to 10, 210, 57 & 71 Fwys

**Lease Rate/Mo:** \$2,678  
**Lease Rate/SF:** \$1.60  
**Lease Type:** Modified Gross / Op. Ex: \$0.08  
**Available SF:** 1,674 SF  
**Minimum SF:** 1,674 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** No  
**Zoning:** ACSP

**Sprinklered:** Yes  
**Clear Height:** 16'  
**GL Doors/Dim:** 1  
**DH Doors/Dim:** 0  
**A: 200 V: 120/208 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 2002  
**Whse HVAC:** No  
**Parking Spaces: 4 / Ratio: 2.4:1**  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 250 SF / 2  
**Restrooms:** 1  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Pomona  
**APN#:** 8378-009-022

**Listing Company:** Lee & Associates

**Agents:** [Justin Leewood 909-373-2989](mailto:jleewood@lee-assoc.com)

**Listing #:** 43887229

**Listing Date:** 11/21/2025

**FTCF:** CB250N000S000

**Notes:** Princeland La Verne Commerce Center. Professional business park environment. Excellent signage/curb appeal on Hwy. Reception, one private office and warehouse 12'x12' GL door. Easy access to 10, 210, 57 & 71 Fwys. CAM Fees: \$0.08 PSF.

