

FULLY IMPROVED INDUSTRIAL OUTDOOR STORAGE FACILITY

1313
E PHILLIPS BOULEVARD
POMONA, CALIFORNIA



Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260



Prime Infill Los Angeles Industrial Location

For Sale/Lease



±7.45 acre site



2,000 AMPS
power



Zoned M-2



Fully paved yard



±36,000 SF
Metal Building,
Fully Sprinklered



Optimal truck
circulation
through a
major street



Fully gated
and secured



Fully improved
along Phillips Blvd.
with 2 driveways



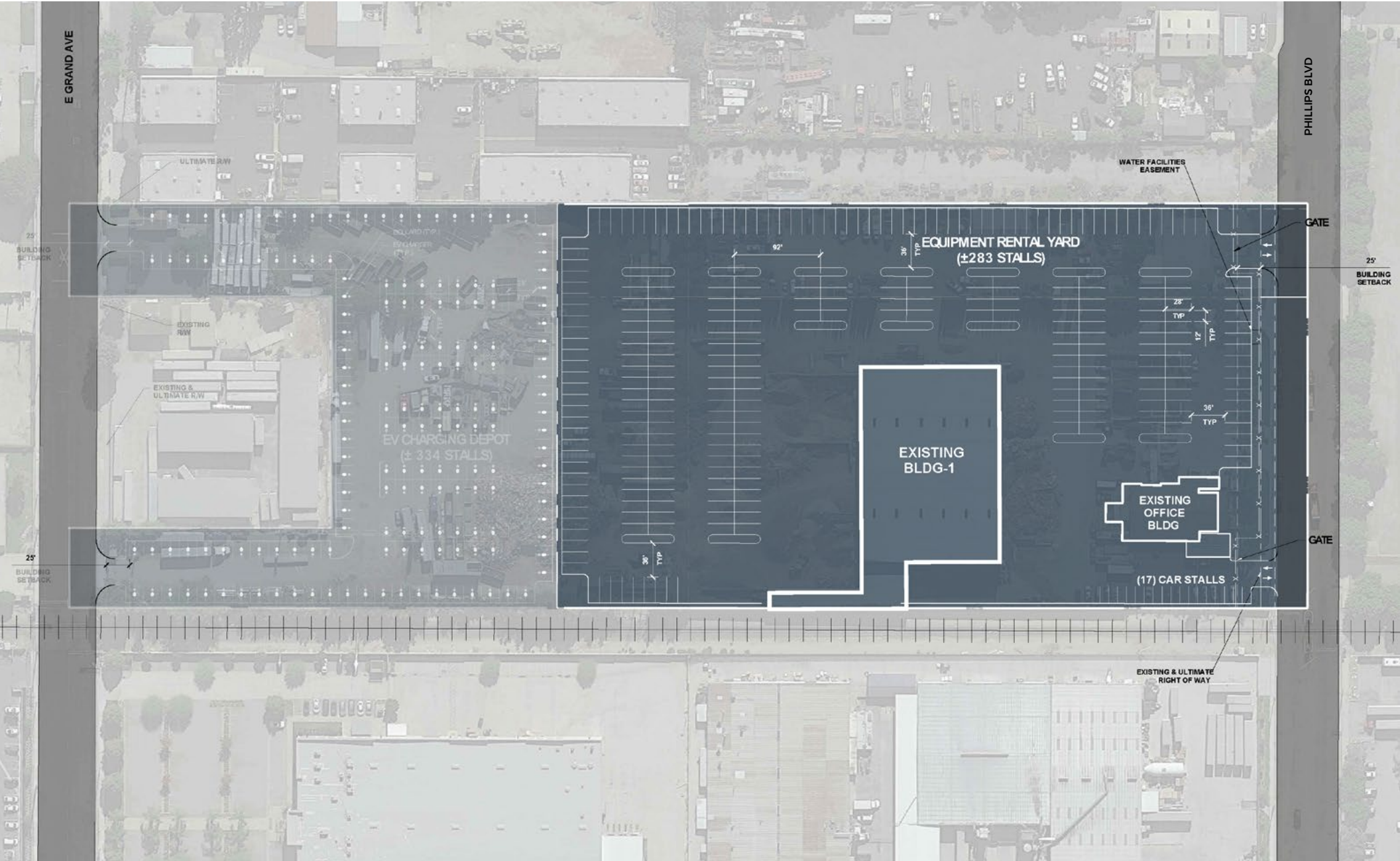
Equipped for
approximately
487 trailer
parking stalls



UP rail potential

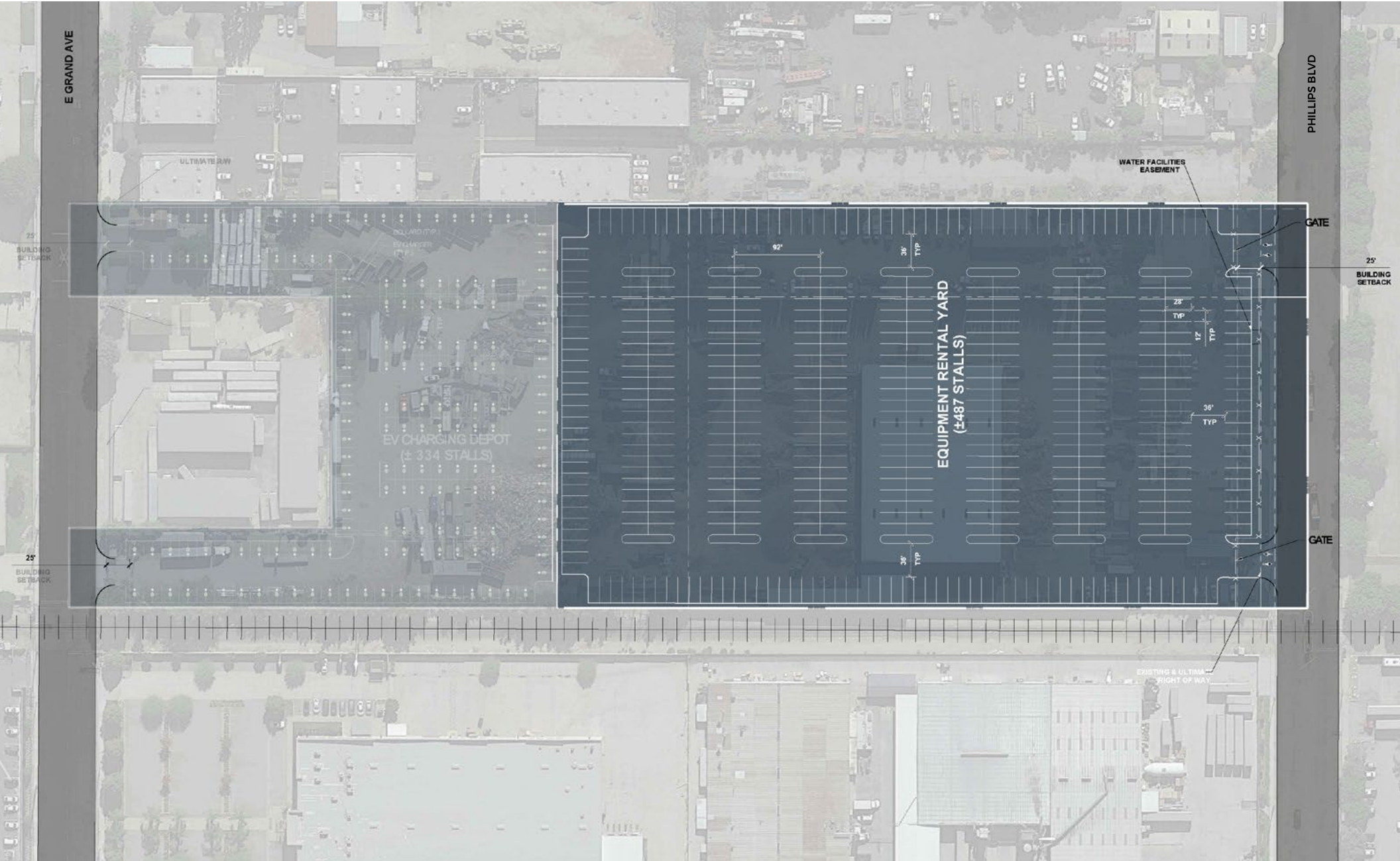
Conceptual Site Plan

With Existing Building



Conceptual Site Plan

Without Existing Building



Corporate Neighbors



sam's club 



SAMSUNG



SA Recycling



SIEMENS



The UPS Store




verizon



1313
E PHILLIPS BLVD



 **8 MILES**
to Ontario International Airport (ONT)

 **48.5 MILES**
to Los Angeles International Airport (LAX)

 **49.1 MILES**
to Port of Los Angeles & Long Beach





For more information, contact:

Danny Reaume

RE license #01901656

Managing Director

+1 626 825 0824

danny.reaume@jll.com

Mike Fowler

RE license #01197983

Senior Managing Director

+1 213 239 6235

michael.fowler@jll.com



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