

INDUSTRIAL PROPERTY FOR LEASE

100 S. RESERVOIR ST., UNIT G, POMONA CA 91766--MCGHEE BUSINESS CENTER



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COMMERCIAL REAL ESTATE

Presented By:

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CalDRE #02068702

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Lease Rate:	\$1.35 SF/month (Modified Gross)
Building Size:	3,645 SF
Available SF:	3,645 SF
Lot Size:	109,461 SF
Year Built:	1987
Renovated:	2024
Zoning:	M-2
Market:	Los Angeles
Submarket:	East San Gabriel Valley

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 100 S Reservoir St., Unit G, Pomona, CA, 91766. This exceptional property boasts a range of features designed to accommodate a variety of business needs. With a spacious 20' clear height and a 14' ground level door, it offers convenient access and ample space for operations. The inclusion of 200 amps, two restrooms, two small offices, and an electric wrought iron gate ensures functionality and security. Seize the opportunity to establish your business in this versatile and well-appointed property, perfectly suited for a range of commercial enterprises.

PROPERTY HIGHLIGHTS

- Wrought iron fence
- 20' foot clear height
- 200 amps
- 1 private restroom
- Small Office
- 14' Ground Level Door
- Built out mezzanine for additional storage

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LOCATION MAP



LOCATION OVERVIEW

This is a great location for many business opportunities! This 3,645 square foot industrial building is zoned M-2 and allows for many types of uses. This unit has a 14' door opening, two restrooms and up to 400 amps of power. The office area is approximately 500 square feet. This property is conveniently located between the 10 and 60 freeways. Rolling electric gate and security cameras.

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ADDITIONAL PHOTOS



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