

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



±3.40 acre site



2,000 AMPS
power



Zoned M-2



Fully paved yard



Optimal truck
circulation
through a
major street



Fully gated
and secured



Fully improved
along Grande Ave.
with 2 driveways



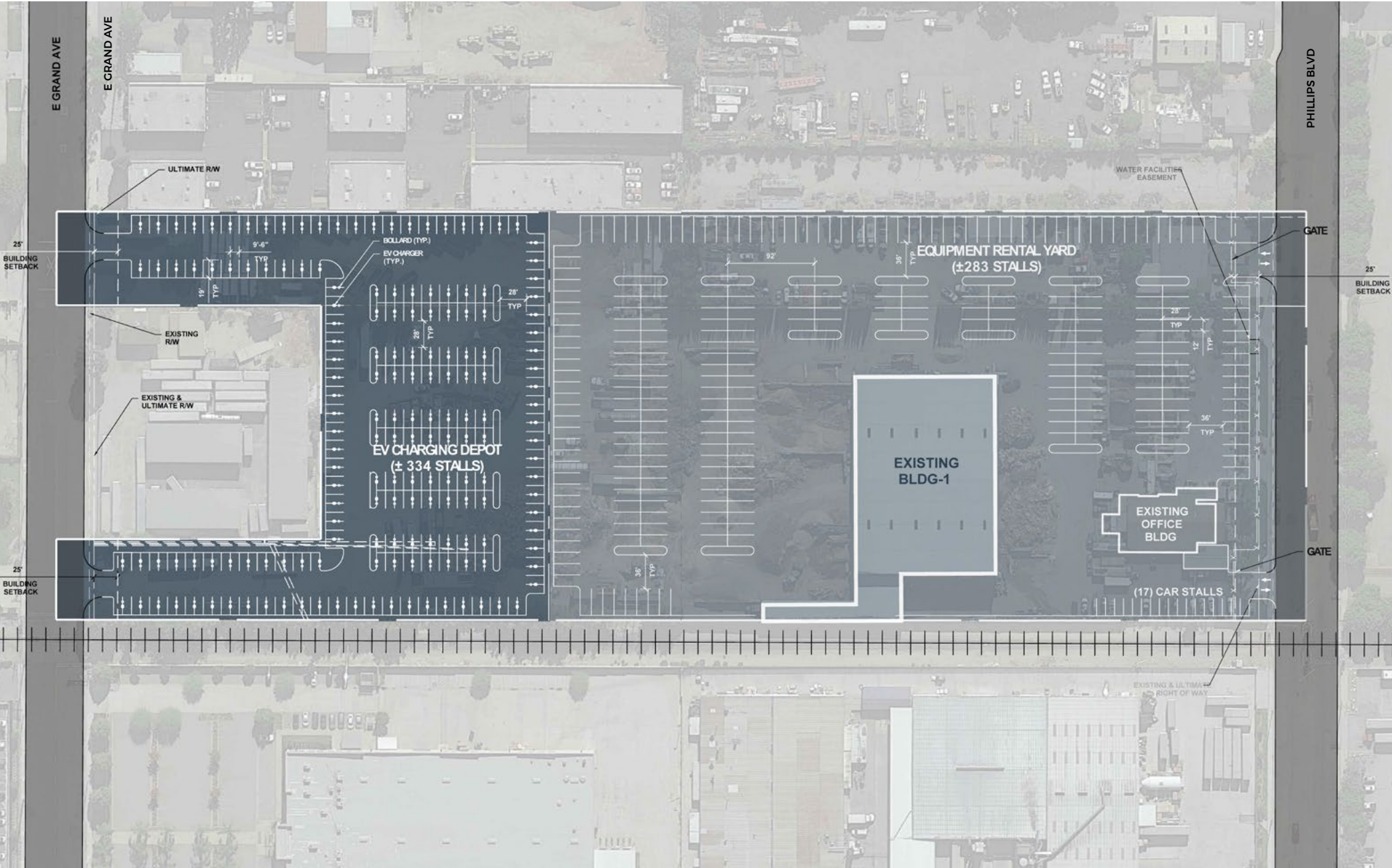
Equipped for
approximately
334 EV charging
parking stalls



UP rail potential

Conceptual Site Plan

Left Parcel

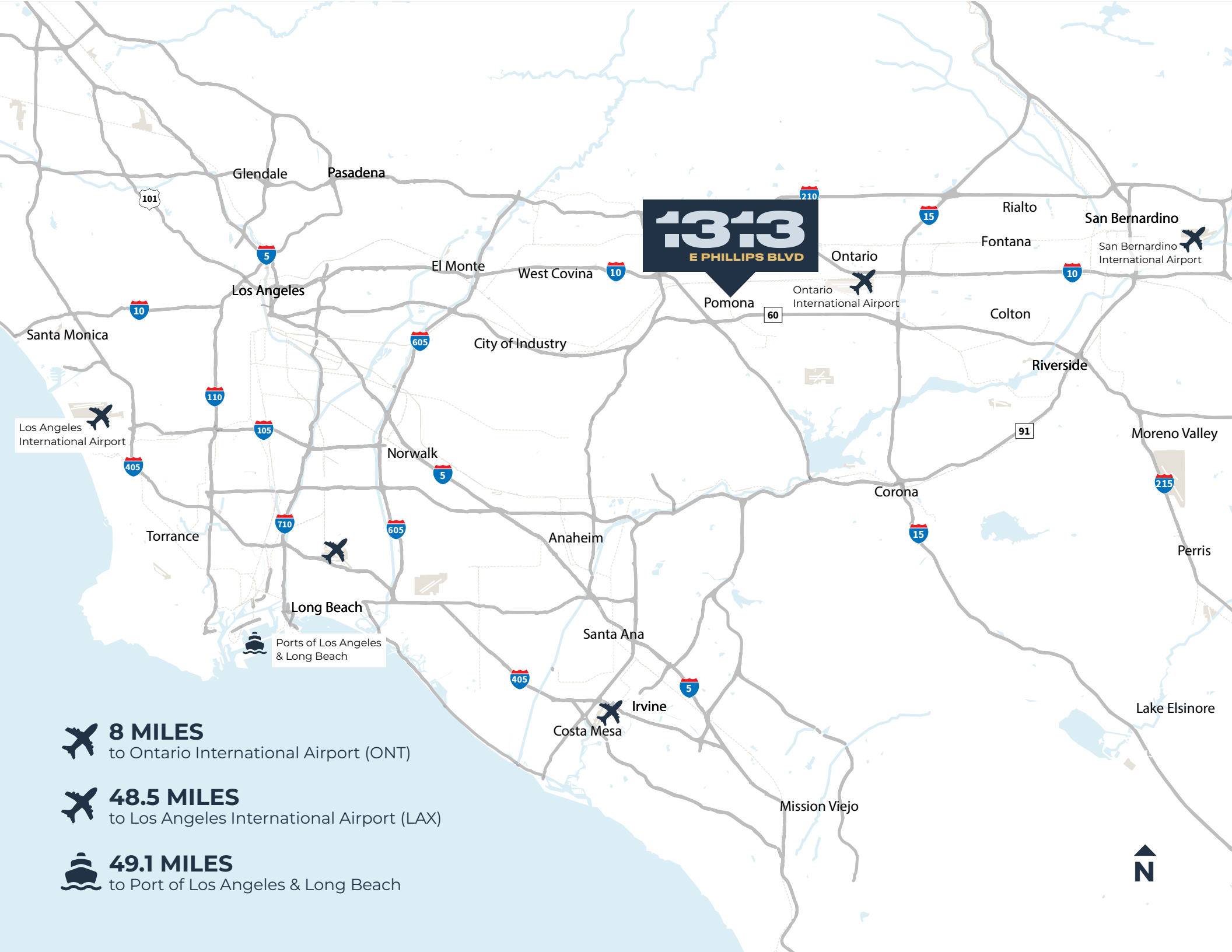


Corporate Neighbors



The UPS Store





1313
E PHILLIPS BLVD

Los Angeles International Airport

Ports of Los Angeles & Long Beach

San Bernardino International Airport

 **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



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.