

FOR SALE OR LEASE

1450-1456 POMONA ROAD • CORONA, CA



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REAL ESTATE SERVICES

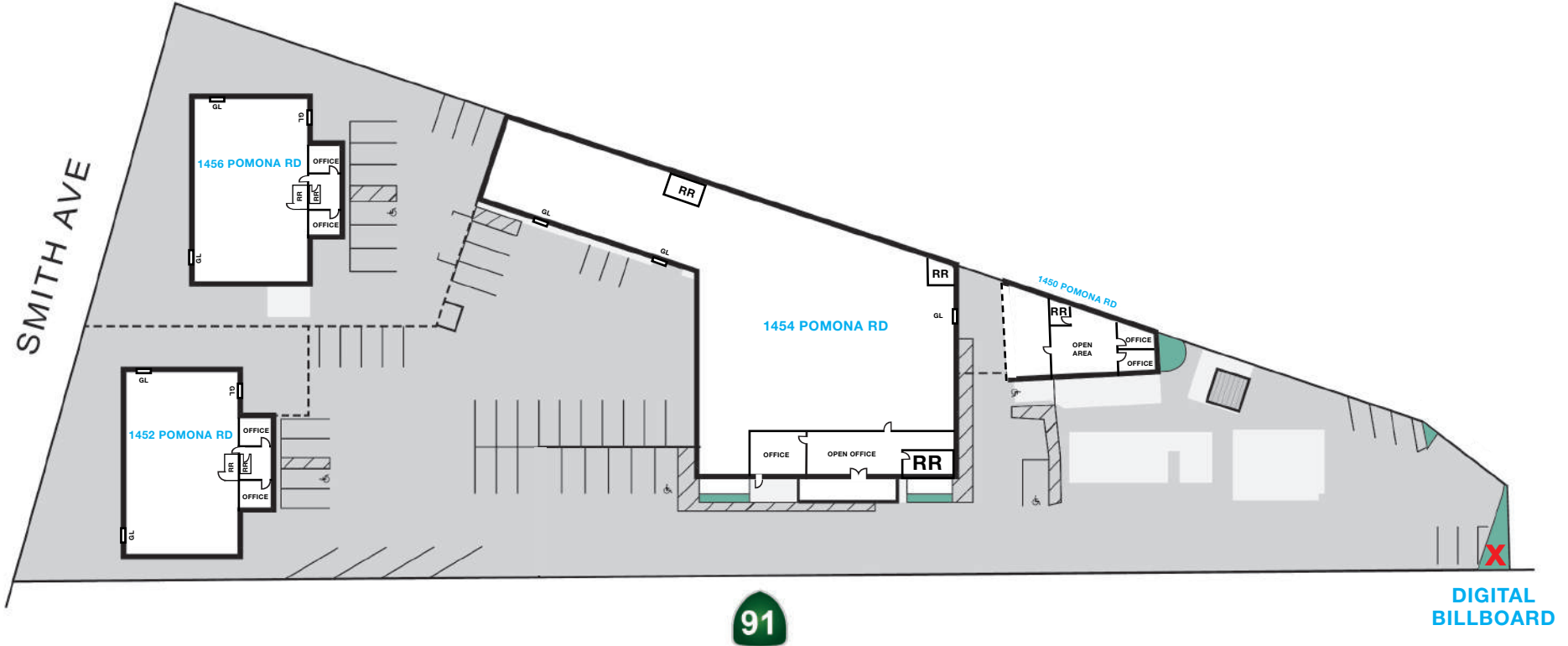
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±24,394 SF ON 2.12 AC

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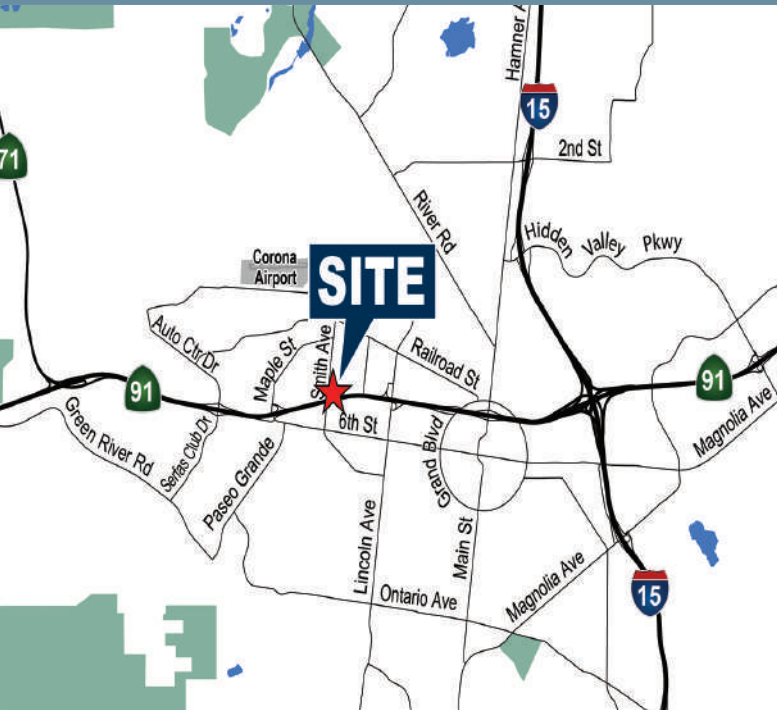
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Address	Total Size SF	Office SF	Sale Price / Lease Rate/ OPEX	GL Doors	Clearance	Comments
1450-1456 Pomona Rd	±24,394	2,700	\$8,400,000 \$0.50 PSF Net	9	12'-14'	Four Freestanding Buildings on 2.12 AC, Fully Fenced Freeway Frontage, Digital Billboard, Nine Restrooms
1456 Pomona Rd	±4,571	604	NFL	3	12'	Tenant Occupied, Freestanding, Fenced Yard, Two Restrooms
1452 Pomona Rd	±4,564	604	NFL	3	12'	Freestanding Building, Freeway Frontage, Fenced Yard, Two Restrooms
1450 Pomona Rd	±1,747	792	\$TBD	0	12'	Freestanding Building, Two Private Offices, Open Area, One Restrooms * For Lease Only in Conjunction with 1454 Pomona Rd
1454 Pomona Rd	±15,462	696	\$1.60 PSF Gross	3	12'-14'	Freestanding Building, Freeway Frontage, Office Space Expandable, Four Restrooms

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1450, 1452, 1454, and 1456 Pomona Road in West Corona present a rare opportunity to acquire a high-profile industrial campus with exceptional freeway frontage. Strategically positioned along the 91 Freeway, this four-building complex spans 24,394 square feet and features 600 feet of direct freeway exposure, ensuring daily visibility to 175,000–275,000 vehicles.

This property is an ideal opportunity for an owner-user seeking to offset monthly costs through built-in rental income. The four freestanding buildings allow for flexible occupancy options, with the potential to lease out the additional buildings while occupying 15,462 SF.

Designed for versatility, the property includes a mix of freestanding industrial and retail-flex buildings, each offering unique functional advantages. The fully paved and fenced site provides secure access and operational efficiency. A large dual-sided electronic billboard further enhances the property's visibility, creating a powerful branding and advertising platform for tenants and businesses.

Property Highlights:

- Four Freestanding Buildings | 24,394 SF Total
- Prime Freeway Frontage | 600 Feet Along the 91 Freeway
- High-Traffic Exposure | 175,000 – 275,000 Vehicles Per Day
- Electronic Dual-Sided Billboard | (432' x 128'), Plus a Second Billboard Under Installation
- Secure, Fully Paved & Fenced Lot
- Potential Rental Income from Additional Buildings & Billboard Revenue

Building Breakdown:

- 1450 Pomona Road | 1,747 SF – Freestanding office
- 1452 Pomona Road | 4,564 SF – Industrial building w/ fenced yard & 3 GL doors
- 1454 Pomona Road | 15,462 SF – Storefront/office w/ warehouse & 4 GL doors
- 1456 Pomona Road | 4,571 SF – Industrial building w/ fenced yard & 2 GL doors

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1 Miles to 91 Freeway
 2 Miles to Interstate 15
 5 Miles to 60 Freeway

2 Miles to Corona Municipal Airport
 25 Miles to John Wayne Airport
 54 Miles to LAX Airport

40 Miles to the Ports of Los Angeles & Long Beach