

# 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**



±10.85 acre site



2,000 AMPS  
power



Zoned M-2



Fully paved yard



±36,000 SF  
metal building,  
fully sprinklered



Optimal truck  
circulation  
through two  
major streets



Fully gated  
and secured



Fully improved  
along Phillips Blvd.  
and Grande Ave.  
with 4 driveways



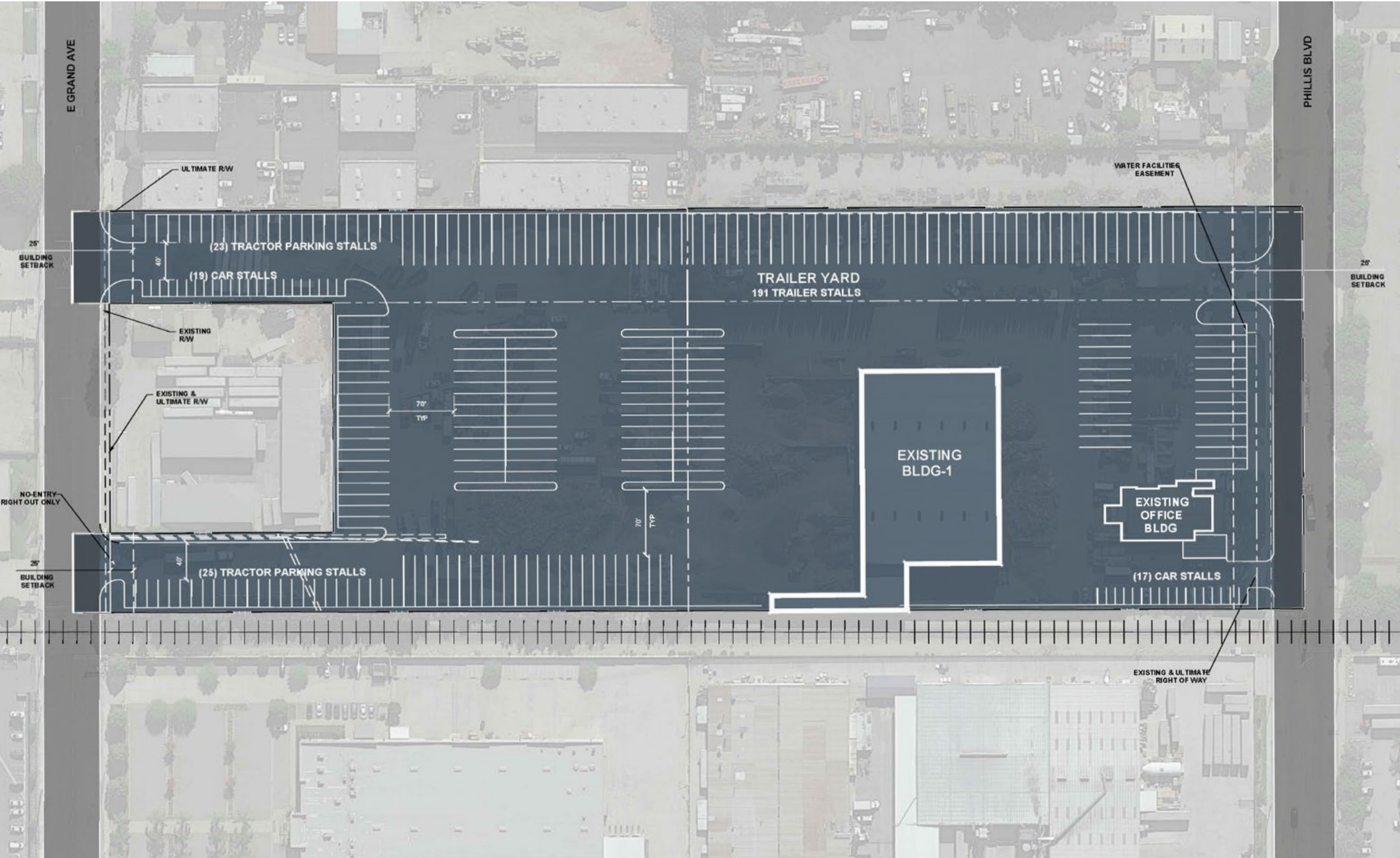
Equipped for  
approximately  
821 parking stalls



UP rail potential

# Conceptual Site Plan

With Existing Building



E GRAND AVE

PHILLIS BLVD

ULTIMATE R/W

WATER FACILITIES EASEMENT

25' BUILDING SETBACK

25' BUILDING SETBACK

(23) TRACTOR PARKING STALLS

(19) CAR STALLS

TRAILER YARD  
191 TRAILER STALLS

EXISTING R/W

EXISTING & ULTIMATE R/W

EXISTING BLDG-1

EXISTING OFFICE BLDG

NO-ENTRY RIGHT OUT ONLY

25' BUILDING SETBACK

(25) TRACTOR PARKING STALLS

EXISTING & ULTIMATE RIGHT OF WAY

40'

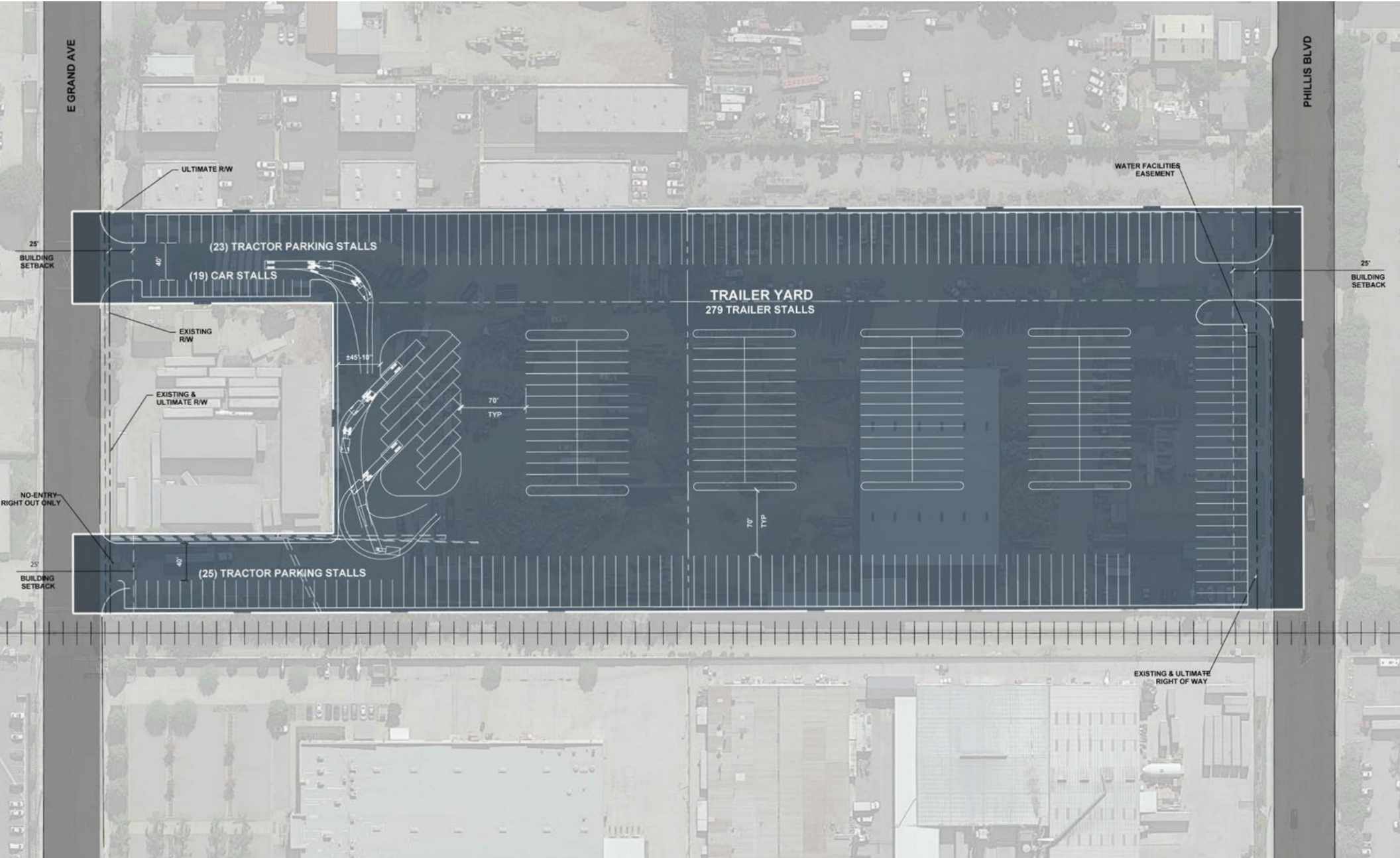
70' TYP

70' TYP

40'

# Conceptual Site Plan

Without Existing Building



# Corporate Neighbors



The UPS Store





**1313**  
E PHILLIPS BLVD

Los Angeles International Airport

Ontario International Airport

San Bernardino International Airport

Ports of Los Angeles & Long Beach



**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:

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