

BUILDING: ±7,080 SF | LOT: ±6,985 .16 AC

REMAX
COMMERCIAL

INDUSTRIAL WORK-LIVE OPPORTUNITY
1275 W 2ND ST, POMONA, CA 91766

**FOR
SALE**

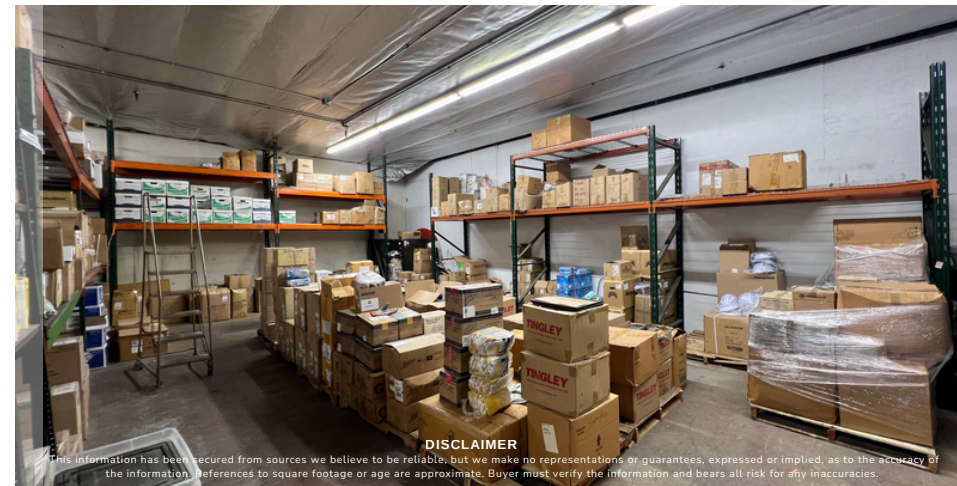
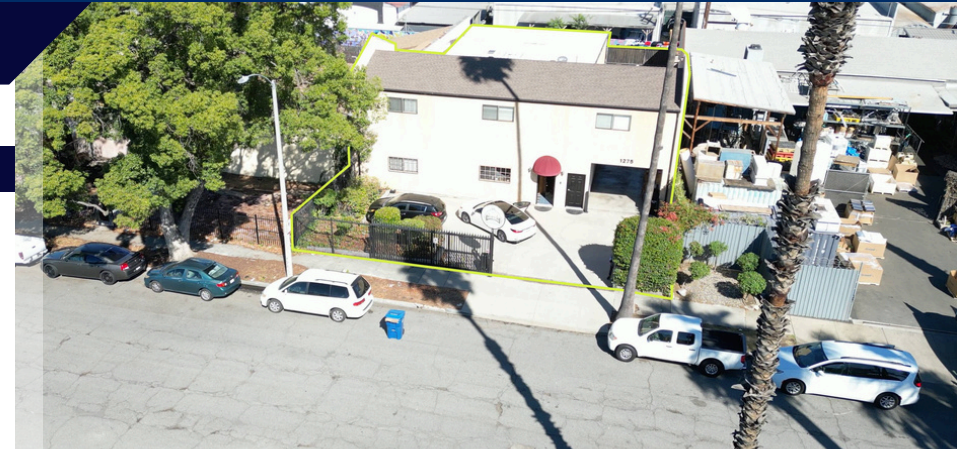


PROPERTY FEATURES

BUILDING SF	±7,080
LAND SF	±6,985
YEAR BUILT	1989 (RENOVATED 2020)
ZONING TYPE	IX1 (LIGHT INDUSTRIAL)
NUMBER OF STORIES	2 (OFFICE/RESI)
POWER	120 AMPS/240V
PARKING RATIO	0.64/1,000 SF
GRADE LEVEL DOORS	4
FENCED LOT	YES
APN	08348-017-053

PROPERTY HIGHLIGHTS

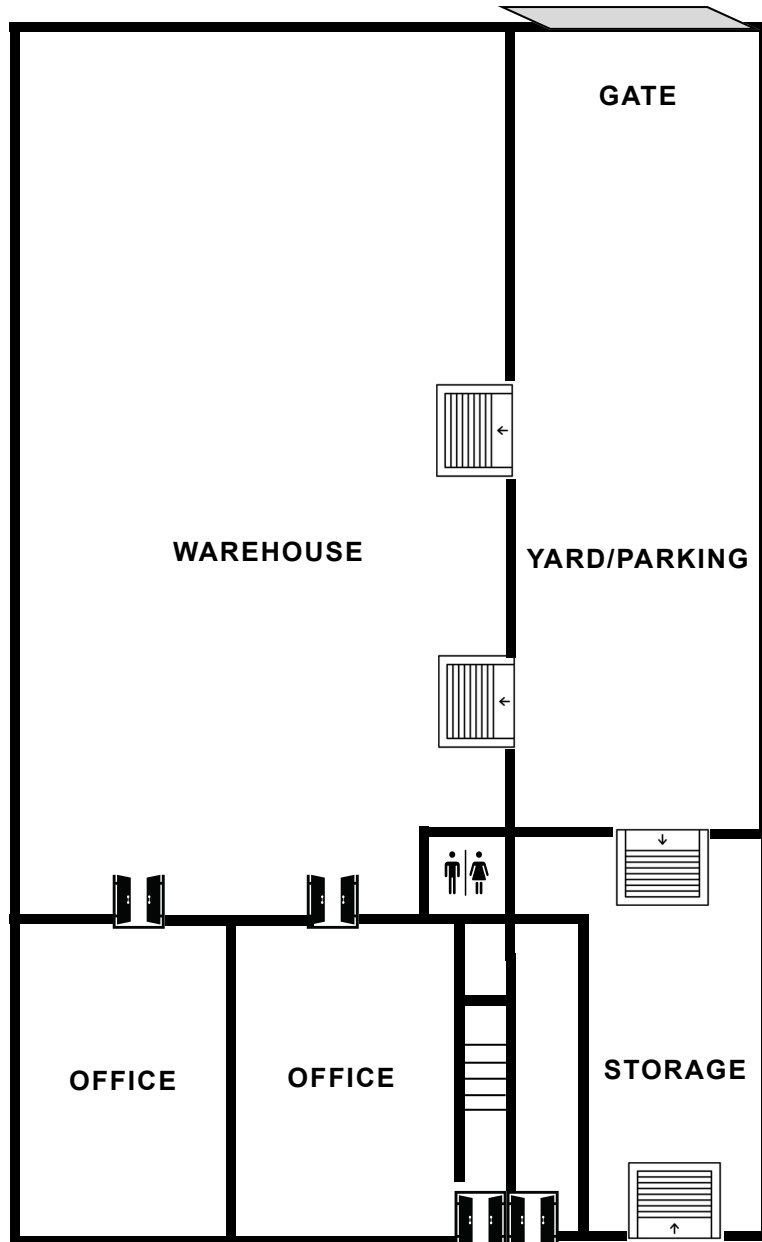
- PROXIMITY TO 71, 10 & 60 FREEWAYS
- LOW INDUSTRIAL INVENTORY
- CENTRALLY LOCATED
- SECURE - FENCED/GATED
- NEW ROOF
- WELL-MAINTAINED SITE
- LICENSED FOR DISTRIBUTION
- IDEAL OWNER-USER OPPORTUNITY



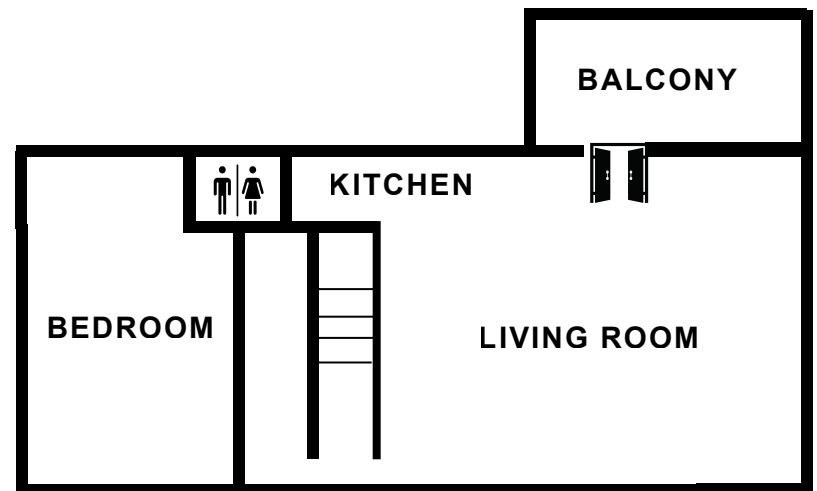
DISCLAIMER

This information has been secured from sources we believe to be reliable, but we make no representations or guarantees, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



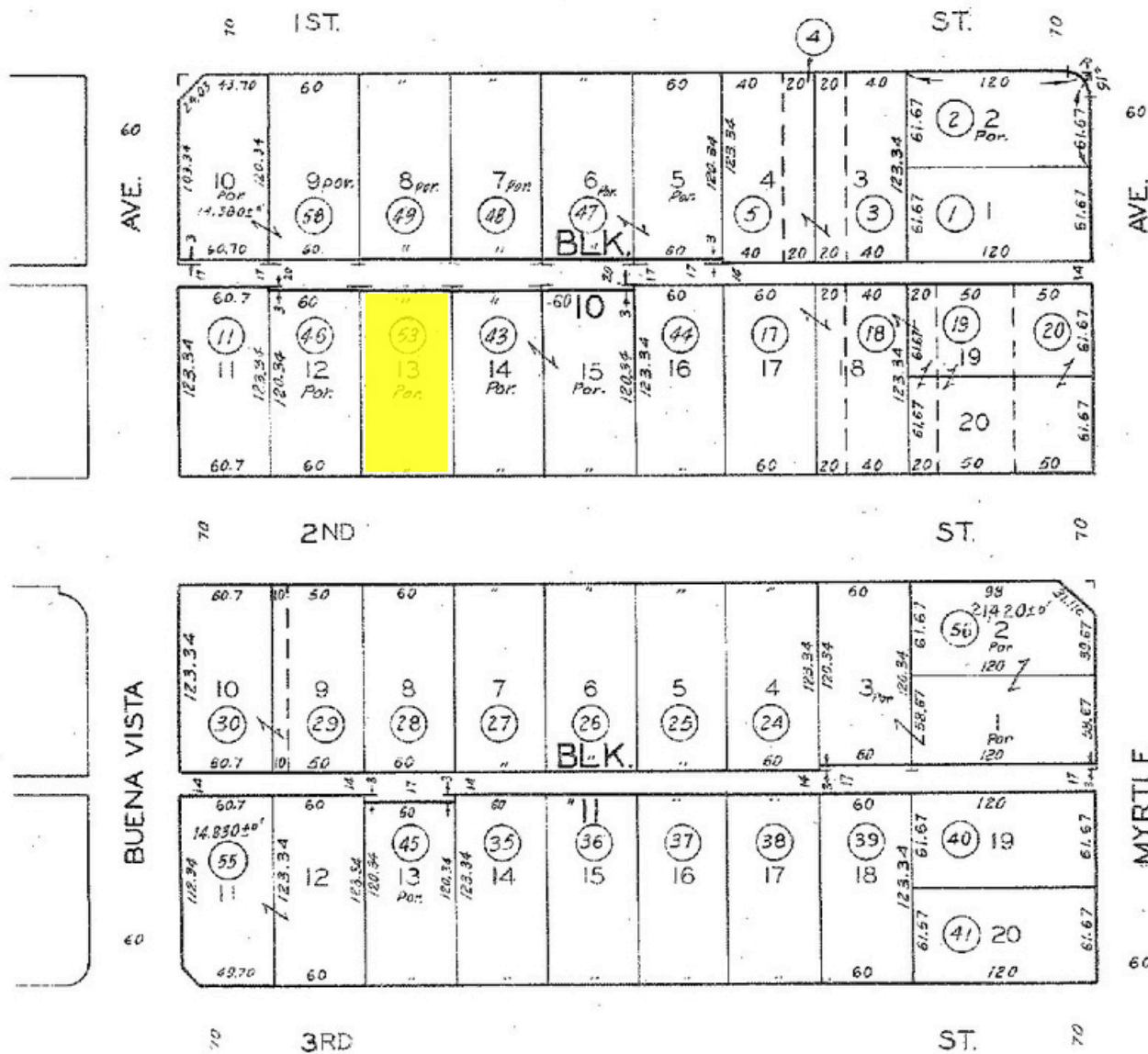


**SECOND FLOOR
RESIDENTIAL OR OFFICE**



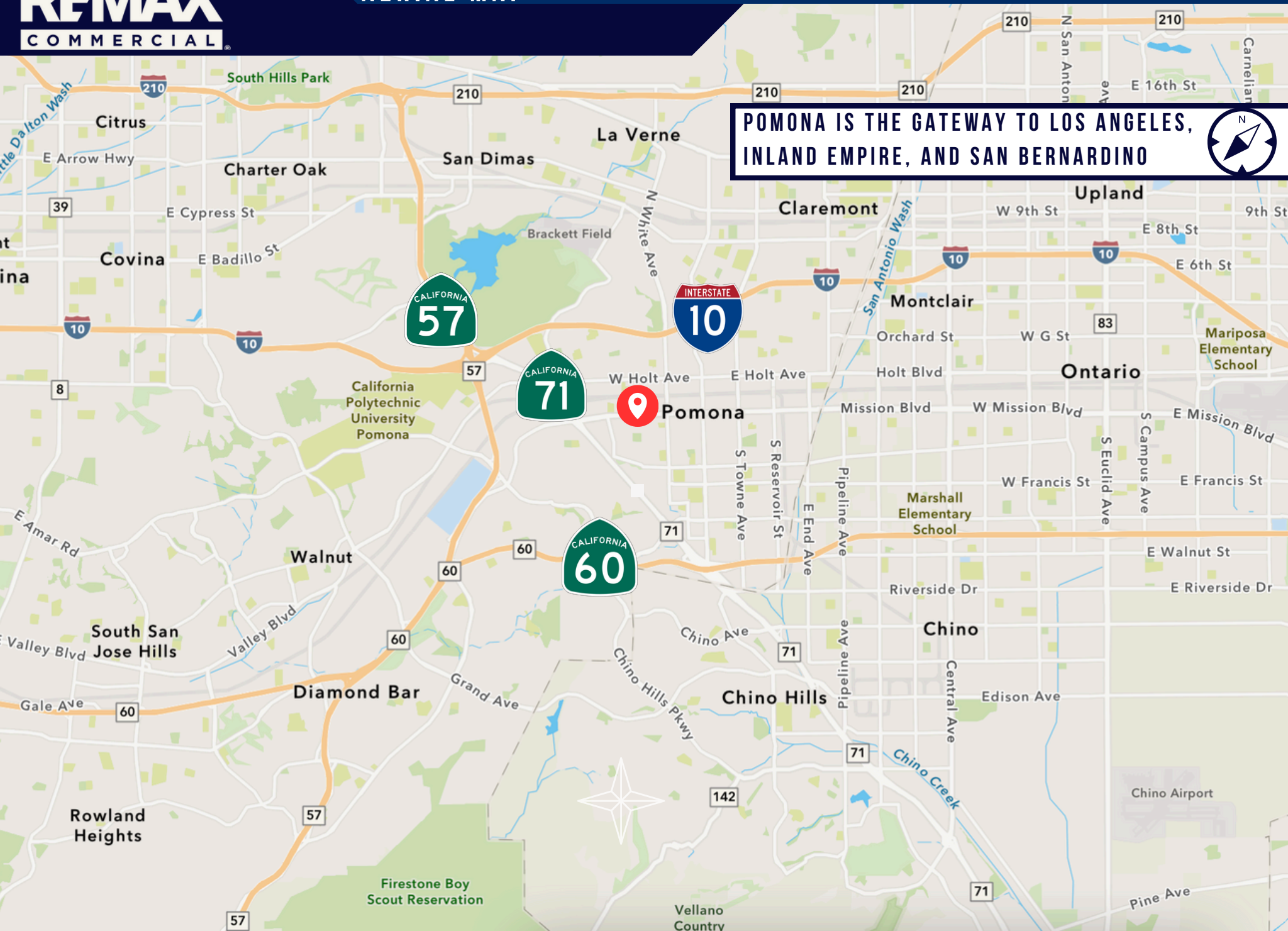
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F. M. 16512



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POMONA IS THE GATEWAY TO LOS ANGELES,
INLAND EMPIRE, AND SAN BERNARDINO





THE YAMZON TEAM

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