

BUILDING:  $\pm$ 7,080 SF | LOT:  $\pm$ 6,985 .16 AC

**REMAX**  
COMMERCIAL

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

FOR  
SALE

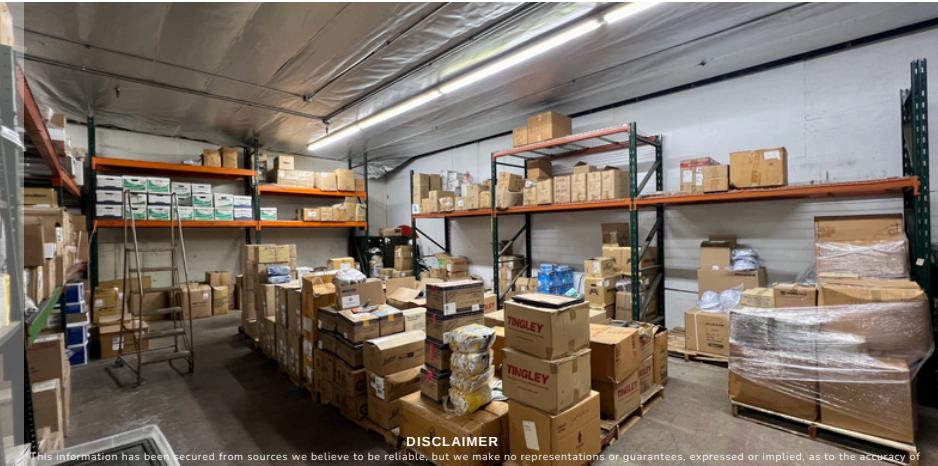
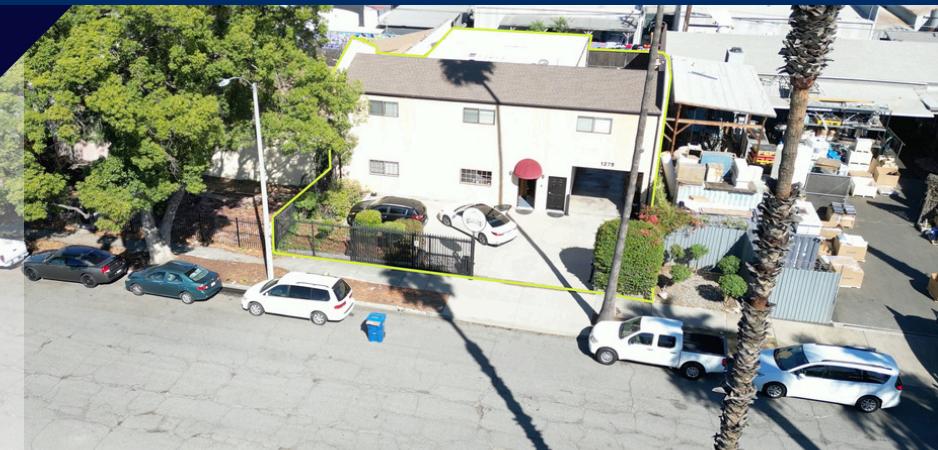


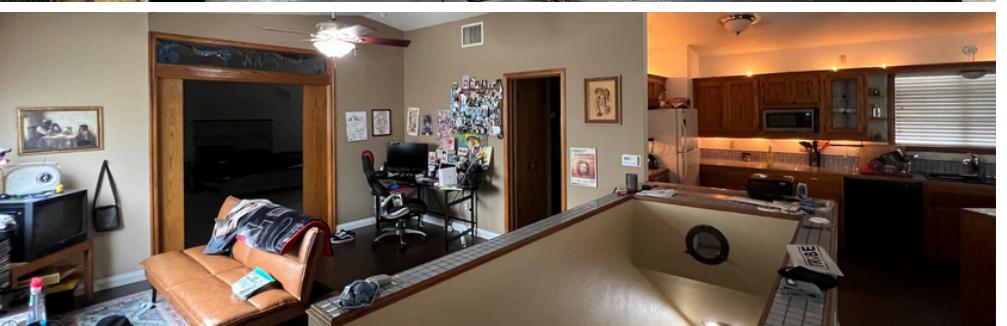
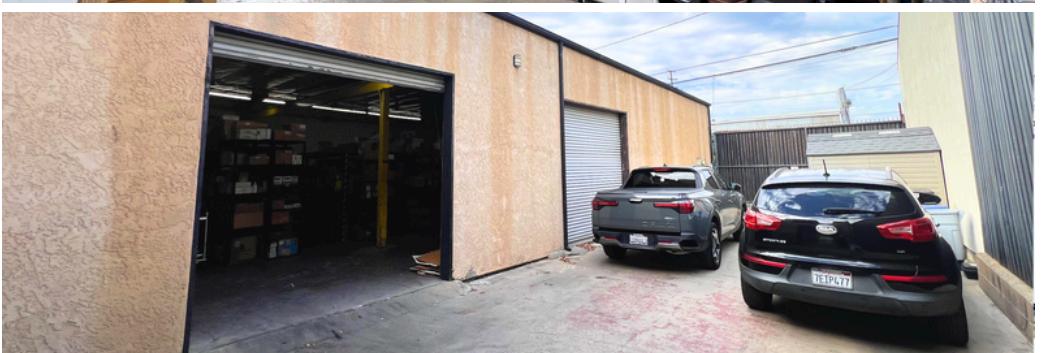
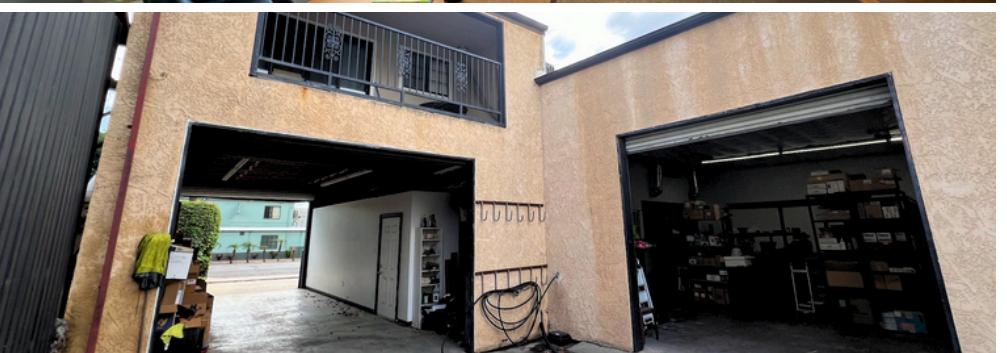
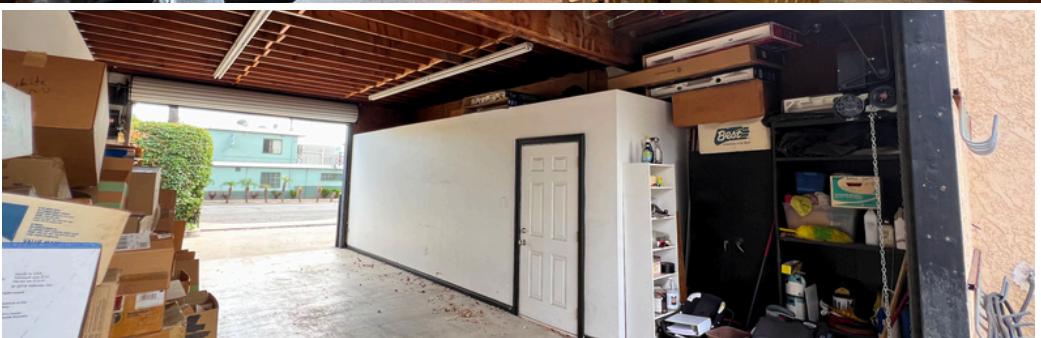
PROPERTY FEATURES

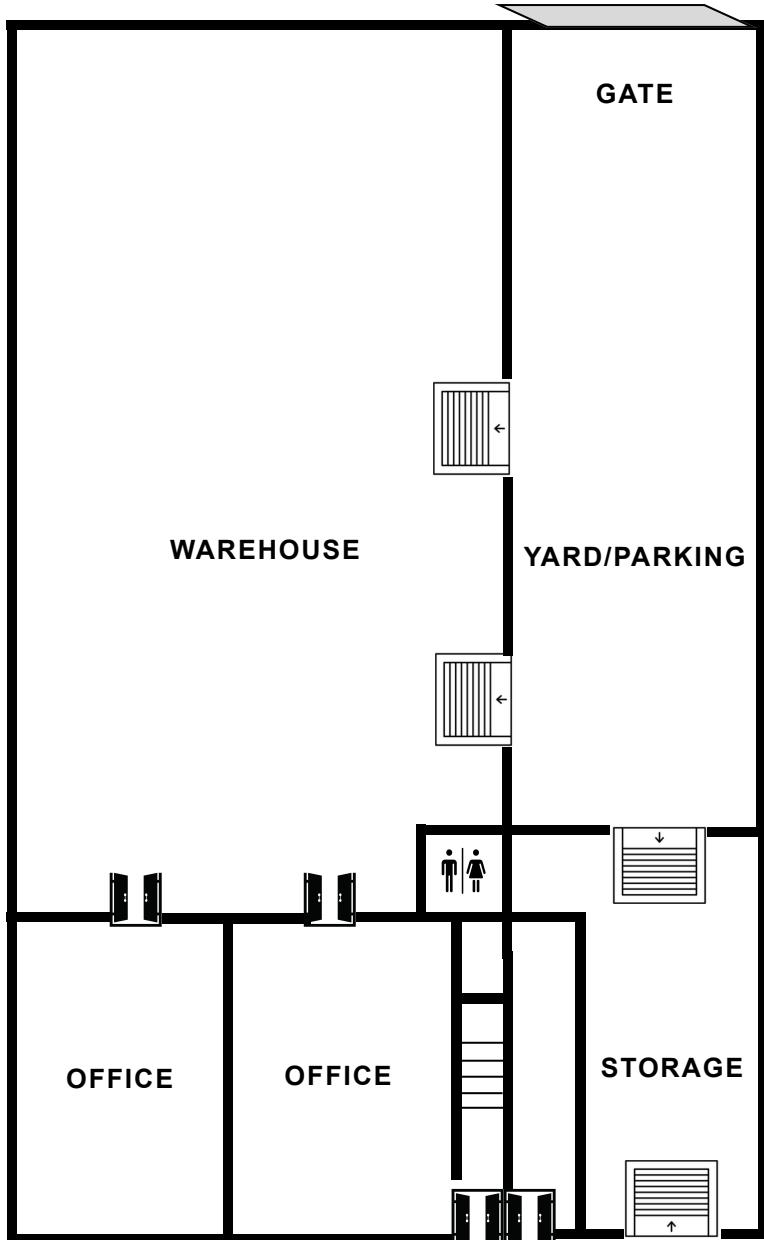
BUILDING SF	±7,080
LAND SF	±6,985
YEAR BUILT	1989 (RENOVATED 2020)
ZONING TYPE	IX1 (LIGHT INDUSTRIAL)
NUMBER OF STORIES	2 (OFFICE/RESI)
POWER	120 AMPS/240V
PARKING RATIO	0.64/1,000 SF
GRADE LEVEL DOORS	4
FENCED LOT	YES
APN	08348-017-053

PROPERTY HIGHLIGHTS

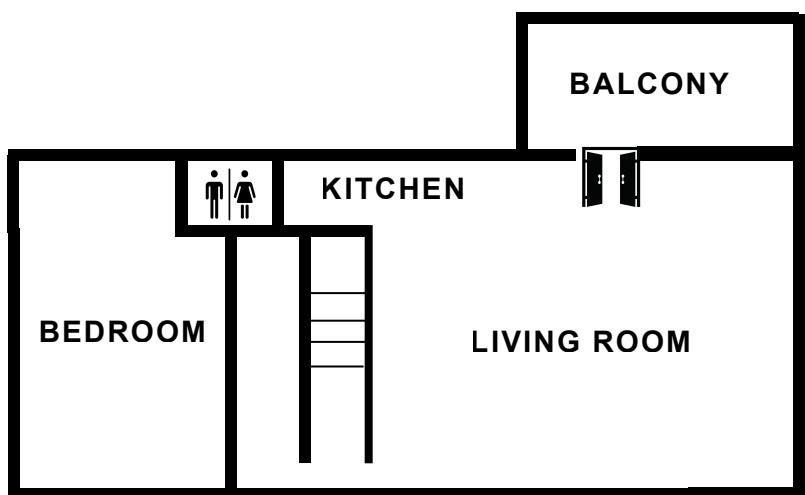
- PROXIMITY TO 71, 10 & 60 FREEWAYS
- LOW INDUSTRIAL INVENTORY
- CENTRALLY LOCATED
- SECURE - FENCED/GATED
- NEW ROOF
- WELL-MAINTAINED SITE
- LICENSED FOR DISTRIBUTION
- IDEAL OWNER-USER OPPORTUNITY







## SECOND FLOOR RESIDENTIAL OR OFFICE



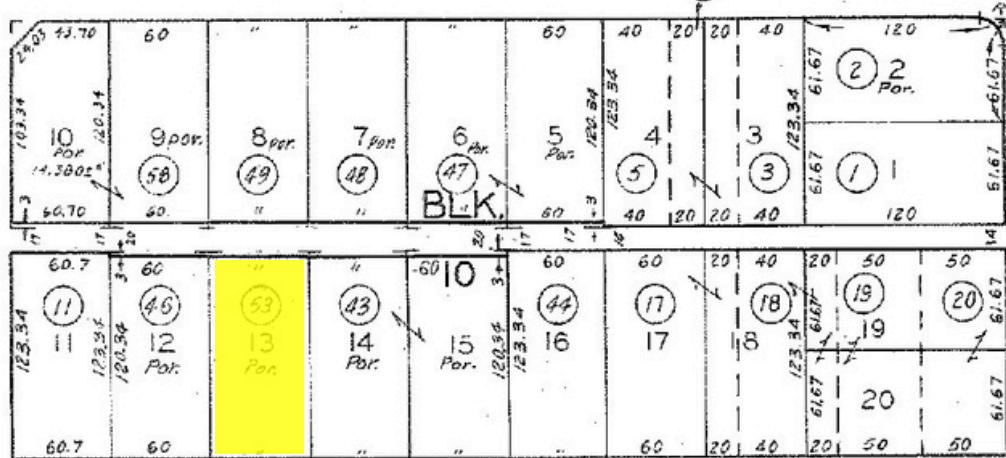
F.M. 16512

to IST

ST.

60

68

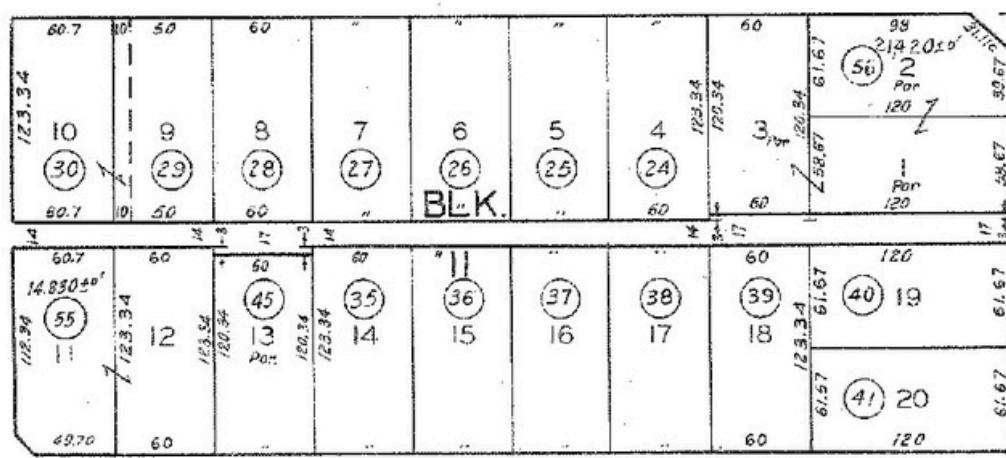


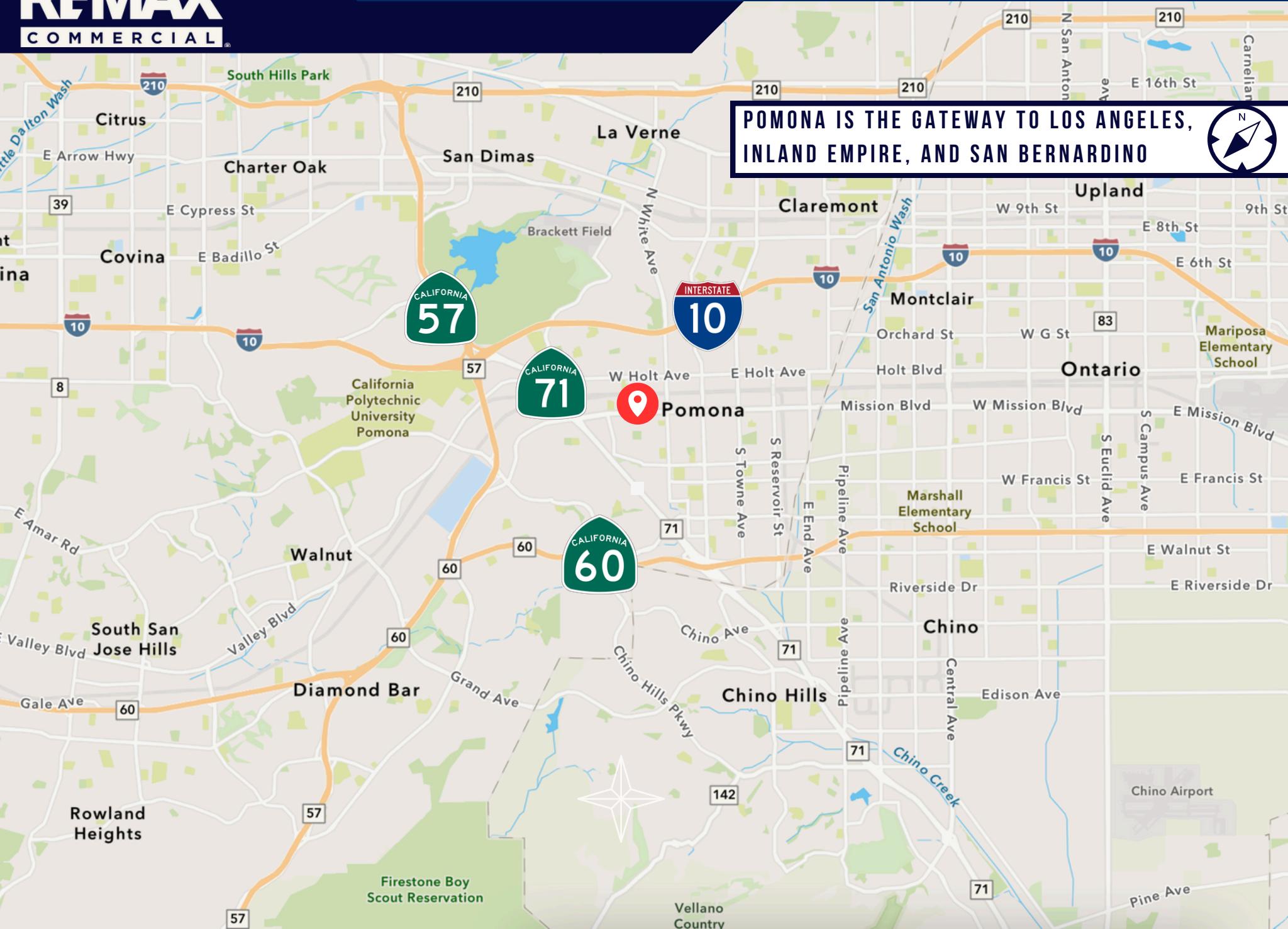
2N

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BENAVISTÁ

MONTI E





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





# THE YAMZON TEAM CONTACT

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