

Major Improvements Complete! *Now Move-In Ready*

2000 POMONA BLVD.
POMONA, CA

60,231 SF
Freestanding Building on
11.02 Acres

Now Available For Sale or Lease

Premier Manufacturing Facility
Industrial Outside Storage Facility in the
Heart of the Southern California Basin
Roof Mounted Solar Power System



NOW AVAILABLE FOR **SALE** OR **LEASE**

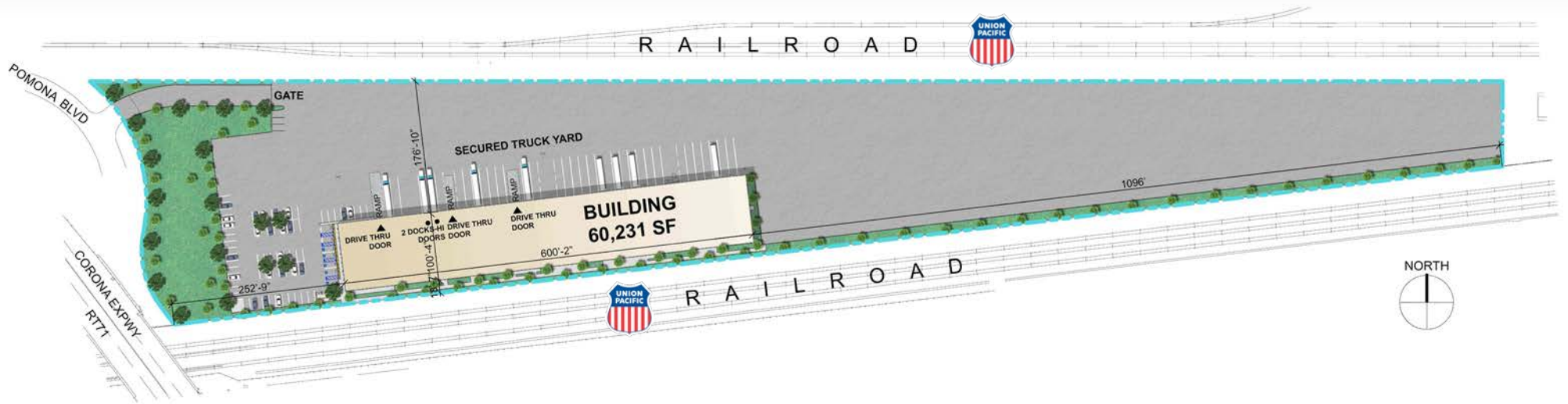
Property Specification

Building Area	60,231 SF
Office Area	1,500 SF
Land Area	11.02 AC
Power	3,000 amps 277-480V power
Clear Height	20 Ft minimum clear height up to 25 Ft maximum clear height
Loading	6 GL doors 2 DH doors
Parking	62 auto stalls and 20 excess trailer parking stalls. Certain auto stalls outfitted with EV charging stations.
Solar Power	Roof mounted solar system
Dimensions	Building Dim: 100LF x 600 LF Yard Dim: 1,096 LF x up to 195 LF
Rail Access	Possible. The property can be upgraded to allow for Union Pacific access to the site to accommodate trans load operations. Contact Brokers for more information
Zoning Allowable Uses	<p>I3 – Light Industrial. The City shall allow a myriad of manufacturing and outside storage uses on this property, to include materials, equipment rental, certain vehicles, and the operating of a contractor's yard.</p> <p>A Conditional Use Permit (CUP) has already been granted and approved on the Property. Contact Brokers for more information.</p>

Southern California Basin Manufacturing Hub with Industrial Outside Storage



Site Plan



PRIME MANUFACTURING FACILITY

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Proposed Rail Plan

Additional Conceptual Plans
Available Upon Request



Freeway Access

2 MINS.
from 71S Valley Blvd
Off Ramp

Signage Exposure to
92,000 vehicles per
day on the 71 freeway

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3 MINS.
from 71N Mission Blvd
Off Ramp

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Regional Map



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