

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**

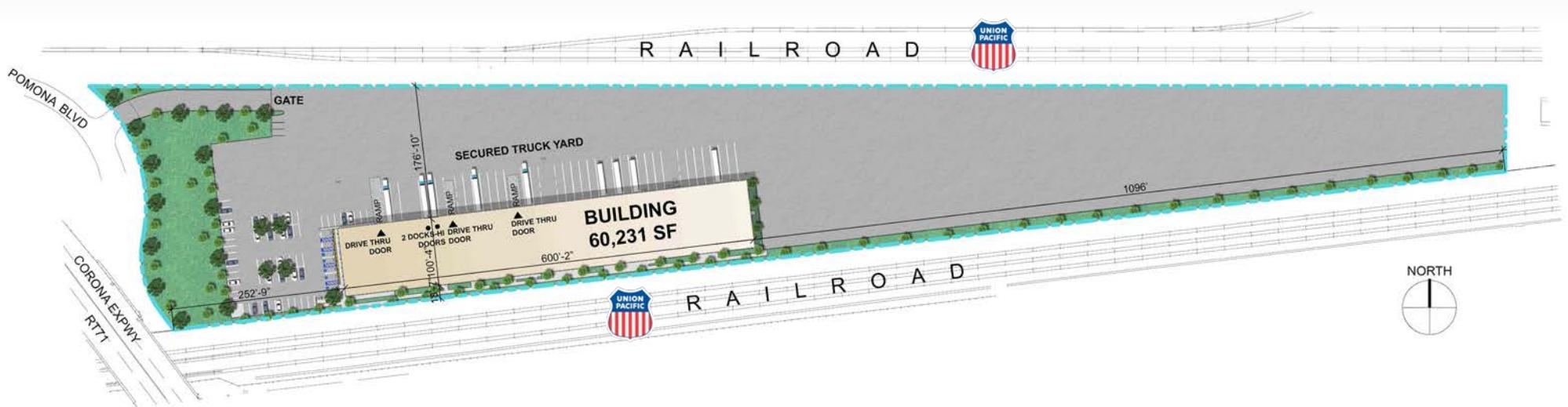
Property Specification

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	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. A Conditional Use Permit (CUP) has already been granted and approved on the Property. Contact Brokers for more information.

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 71IN Mission Blvc
Off Ramp

5 | Now Available For Sale or Lease

Regional Map



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For more information, please contact:

Richard Lee, SIOR

Senior Vice President
Lic. 01757870
+1 909 418 2010
richard.lee@cbre.com

Nicholas Chang, CCIM, SIOR

Senior Vice President
Lic. 01344844
+1 909 418 2014
nicholas.chang@cbre.com

Justin Kuehn

First Vice President
Lic. 01966182
+1 909 418 2013
justin.kuehn@cbre.com

Sione Fua

Vice President
Lic. 02006432
+1 909 418 2007
sione.fua@cbre.com

Nicole Barrera

Associate
Lic. 02220253
+1 909 418 2018
nicole.barrera@cbre.com

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