

FOR SALE OR LEASE

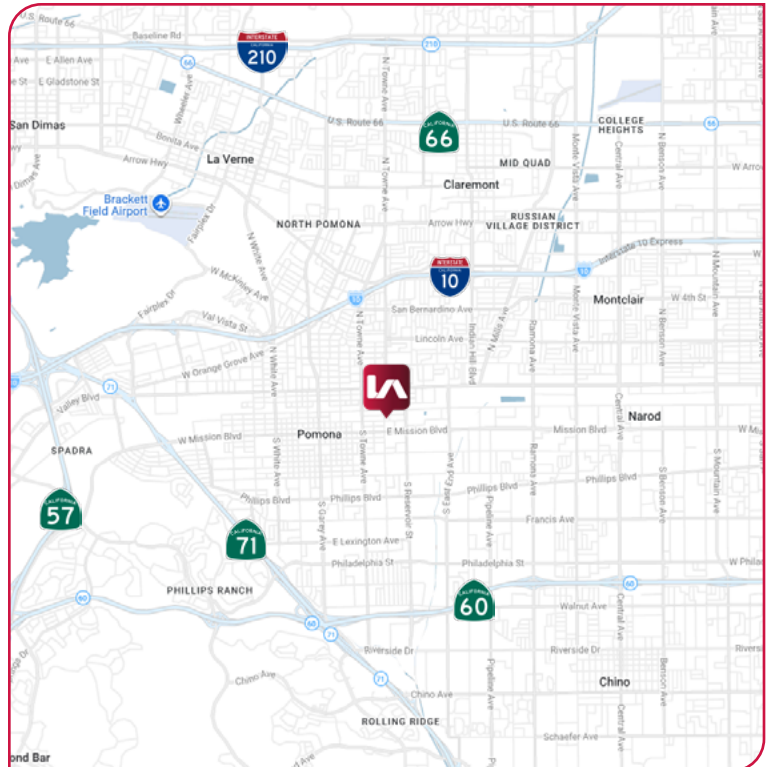


VIRTUAL TOUR

CLICK HERE 

PROPERTY SPECIFICATIONS

Address	160 N San Antonio Ave, Pomona
APN	8326-004-027
Zoning	IX1 – Industrial/Mixed-Use*
Sale Price	\$2,300,000 (\$537.62/SF)
Lease Rate	\$0.33/SF/Month Gross
Lease Term	3 Years (Shorter Term Considered)
Building Size	4,280 SF
Lot Size	0.89 AC / 38,969 SF
Year Built	1970 (Renovated 2022)
Construction	Steel Frame
DH Door/s	1
GL Door/s	1
Power	3-Phase 480V*
Yard	Fenced, Paved & Lit
Possession	Close of Escrow



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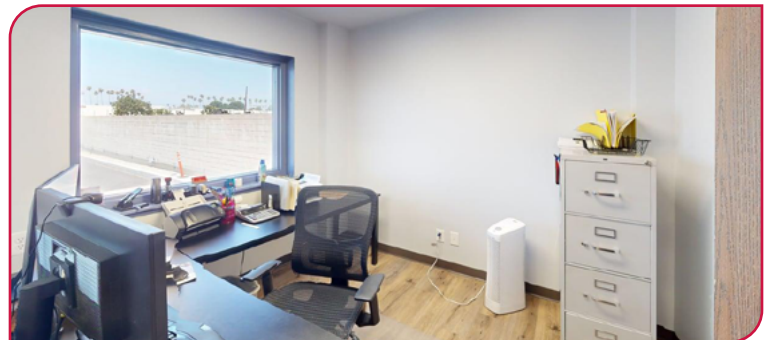
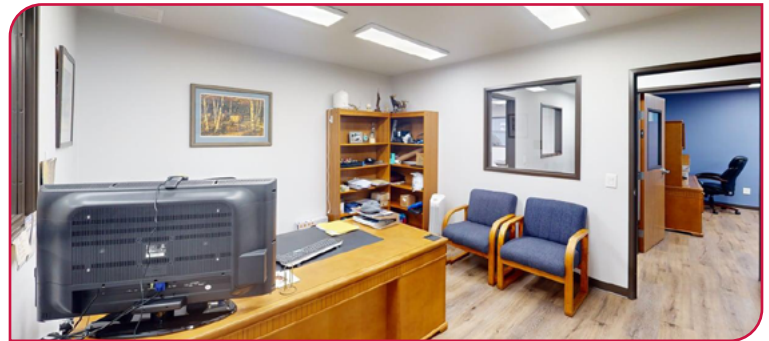
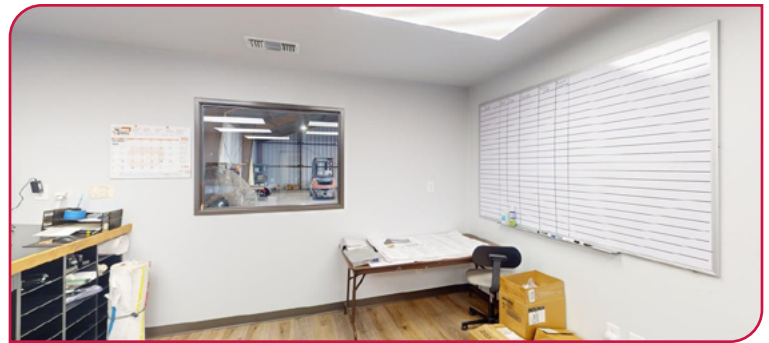
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INVESTMENT HIGHLIGHTS





- Freestanding steel-frame building
- Rare secured, paved and lit yard on a nearly 1-acre parcel
- 3-Phase, 480V power – buyer/tenant to verify
- Dock-high door plus grade-level door
- IX1 zoning
- Fully operational contractor's yard – minimal tenant improvement needed
- 2 restrooms, office HVAC, functional office ready for day-one occupancy
- Offered for sale or lease – 3-year lease term standard; shorter terms will be considered



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