

# FOR SALE

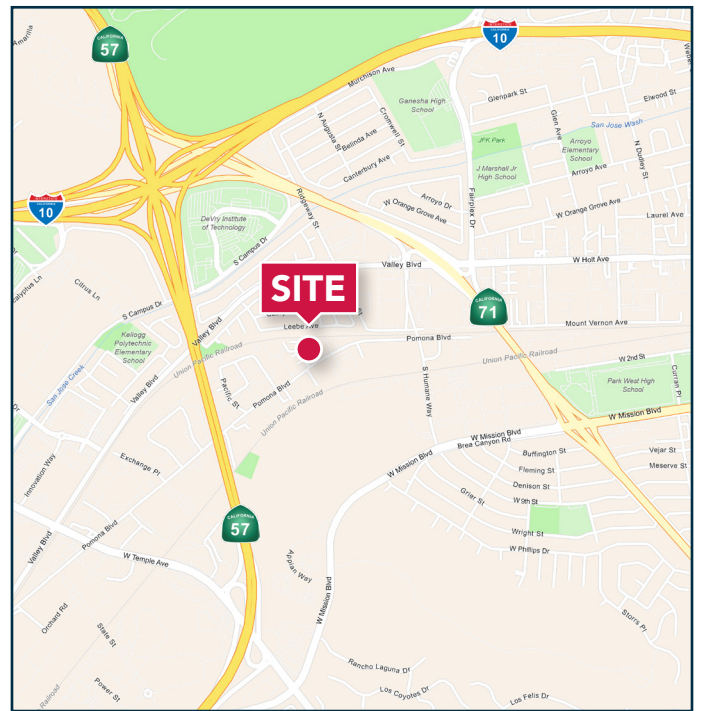
# ±10,626 SF INDUSTRIAL BUILDING

## 244 PIONEER PLACE, POMONA, CA 91768



## PROPERTY HIGHLIGHTS

- ±10,626 SF Industrial Building
- ±2,000 SF of Office - 1 Reception, 6 Privates, 2 Office Restrooms, 1 Warehouse Restroom
- 2 Ground Level Doors
- Zoning: Workplace District 2 (WD2) with a Zone String of LM4 (form) - G2 (frontage) - I3 ([View Here](#))
- 1 Covered Interior Truck Well (Can Be Restored)
- 16' Clear Height
- .21/1,500 GPM Sprinklers
- 400 Amps 277/480 Volts (Verify)
- Private Yard with Canopy
- Excellent Freeway Access to 71/57/10 FWYs
- **CALL TO SHOW, DO NOT DISTURB TENANT**



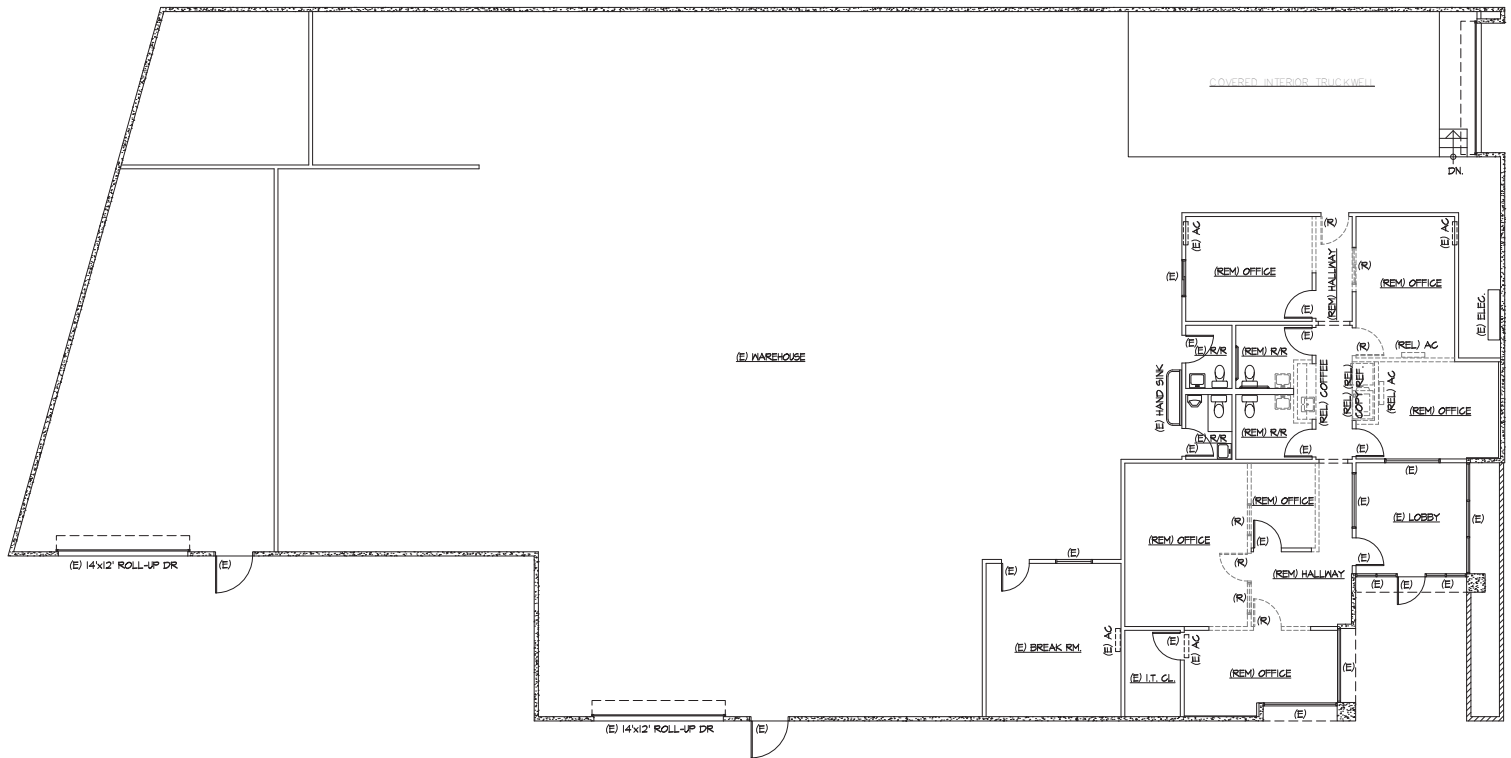
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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