

# AVAILABLE FOR SALE

±34,510 SF FREESTANDING INDUSTRIAL BUILDING

1260-1280 E. 9TH STREET

POMONA, CALIFORNIA



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
ONTARIO  
CORPORATE ID #00976995

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## ±34,510 SQUARE FOOT INDUSTRIAL BUILDING

**1260-1280 E. 9TH STREET**  
POMONA, CALIFORNIA

### PROPERTY FEATURES

- ±34,510 SQUARE FOOT FREESTANDING INDUSTRIAL BUILDING
- ±1.68 ACRES OF LAND
- ±3,708 SQUARE FEET OF OFFICE SPACE
- THREE (3) INTERNAL DOCK HIGH DOORS
- ONE (1) EXTERNAL DOCK HIGH DOOR
- TWO (2) GROUND LEVEL LOADING DOORS
- FIRE SPRINKLERED
- 16' MINIMUM CLEARANCE HEIGHT WITH 24' AT THE CENTER OF BUILDING
- 1,200 AMPS, 277/480 VOLTS (VERIFY)
- UPRR SERVED (VERIFY)
- NEW ROOF INSTALLED WITHIN THE PAST FIVE (5) YEARS
- NEW HVAC INSTALLED WITHIN THE PAST FIVE (5) YEARS
- SOLAR PANELS ON ROOF
- BUILDING RACKING CAN BE INCLUDED
- FULLY FENCED, PAVED AND SECURED YARD AREA
- **CITY OF POMONA ZONING DISTRICT WD1 WITH ZONES WITHIN LM4, G1 AND IX1 - [CLICK HERE FOR MORE INFORMATION](#)**



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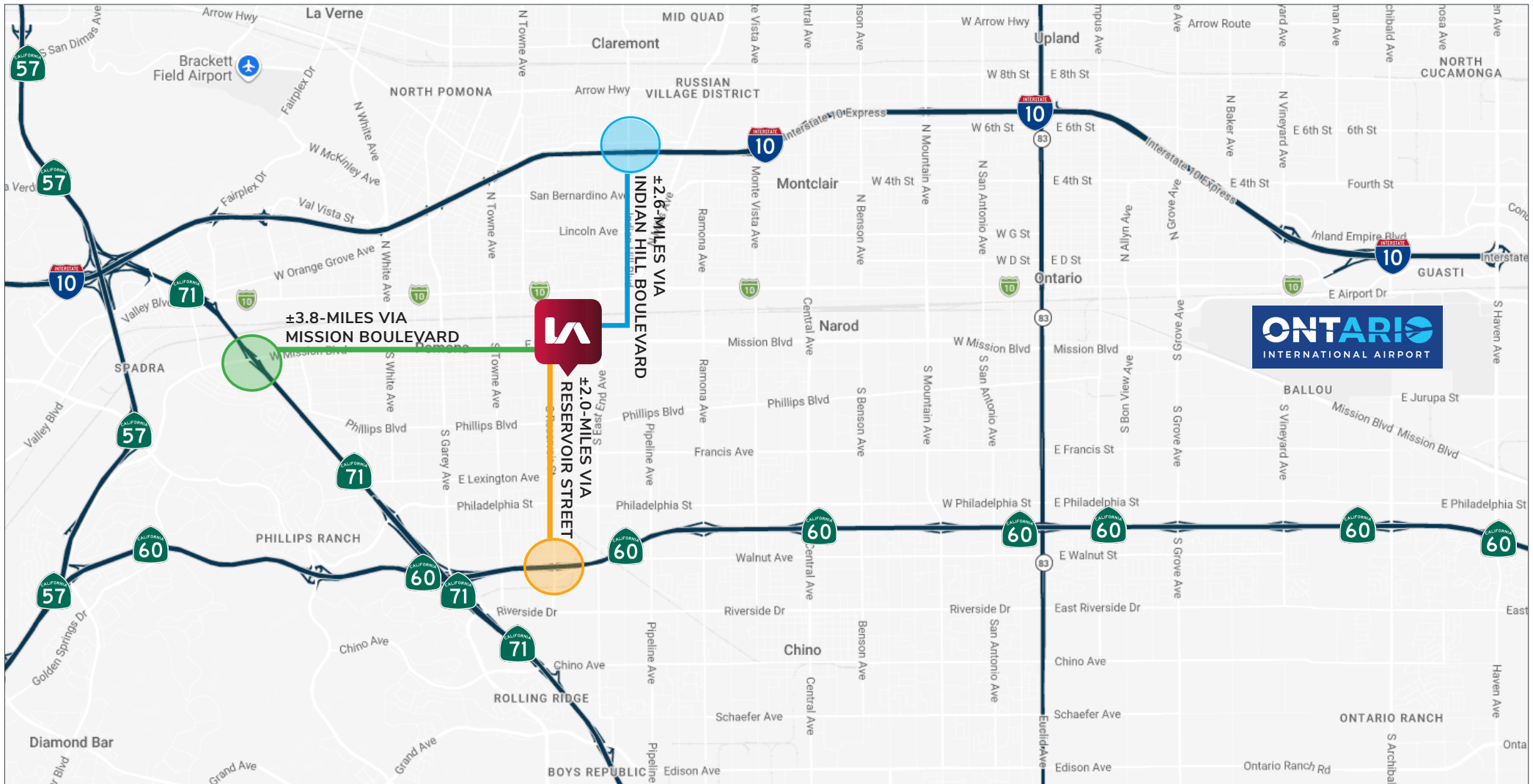
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### LOCATION MAP



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**BUILDING PHOTOS**



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FOR MORE INFORMATION, PLEASE CONTACT:

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