

AVAILABLE FOR SALE

±34,510 SF FREESTANDING INDUSTRIAL BUILDING

1260-1280 E. 9TH STREET

POMONA, CALIFORNIA



JOHN SEOANE | SIOR
SENIOR VICE PRESIDENT/PRINCIPAL
909.373.2946
jseoane@lee-assoc.com
DRE #01453455

RYAN DE GUZMAN
SENIOR VICE PRESIDENT/PRINCIPAL
909.373.2926
rdeguzman@lee-assoc.com
DRE #02101391

LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard
Ontario, California 91764
(909) 989-7771 | lee-associates.com

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE

±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](#)**



JOHN SEOANE | SIOR
SENIOR VICE PRESIDENT/PRINCIPAL
909.373.2946
jseoane@lee-assoc.com
DRE #01453455

RYAN DE GUZMAN
SENIOR VICE PRESIDENT/PRINCIPAL
909.373.2926
rdeguzman@lee-assoc.com
DRE #02101391

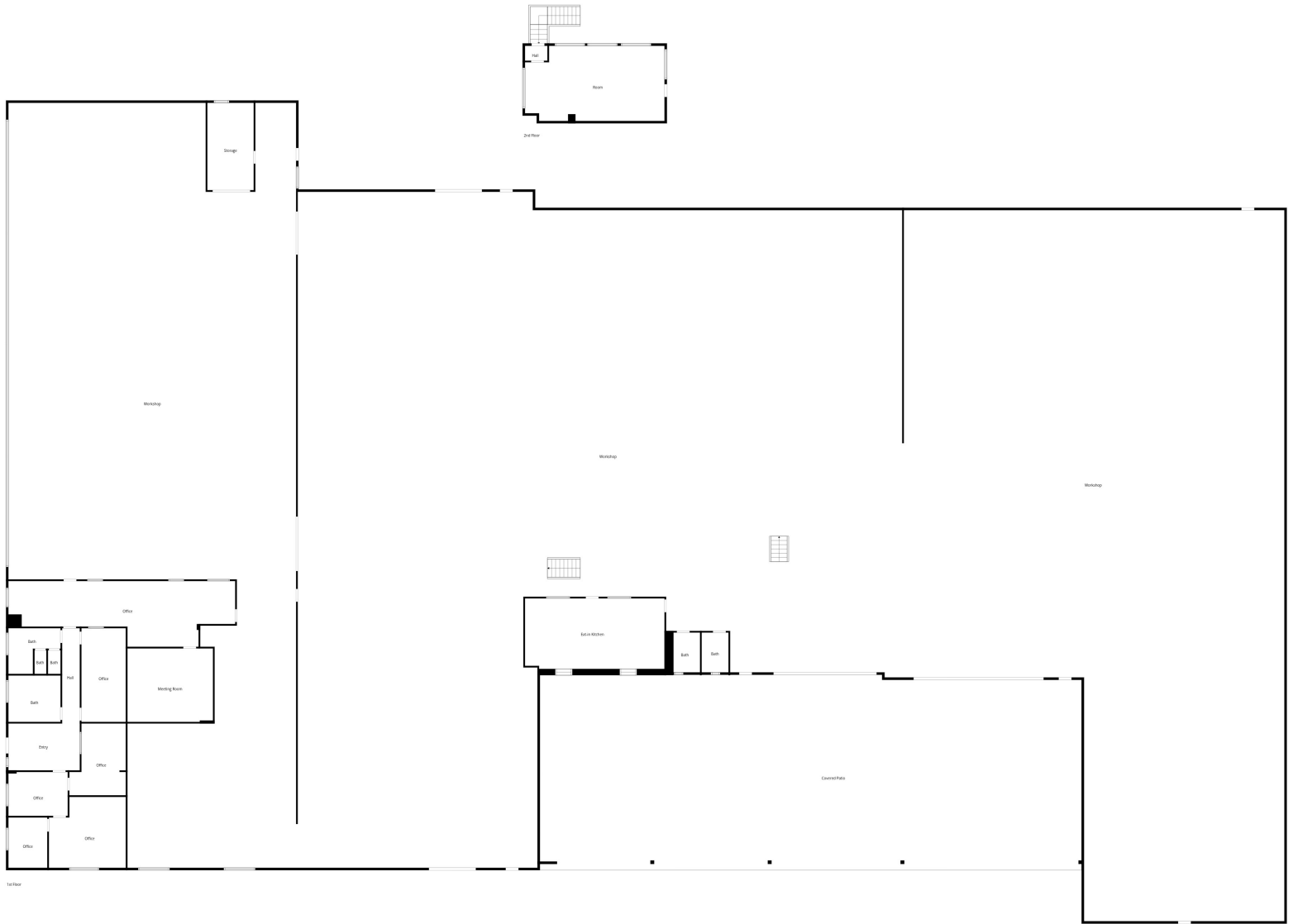
LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard
Ontario, California 91764
(909) 989-7771 | lee-associates.com

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

AVAILABLE FOR SALE
±34,510 SQUARE FOOT INDUSTRIAL BUILDING

1260-1280 E. 9TH STREET
POMONA, CALIFORNIA

BUILDING SITE PLAN



JOHN SEOANE | SIOR
SENIOR VICE PRESIDENT/PRINCIPAL
909.373.2946
jseoane@lee-assoc.com
DRE #01453455

RYAN DE GUZMAN
SENIOR VICE PRESIDENT/PRINCIPAL
909.373.2926
rdeguzman@lee-assoc.com
DRE #02101391

LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard
Ontario, California 91764
(909) 989-7771 | lee-associates.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE
±34,510 SQUARE FOOT INDUSTRIAL BUILDING

1260-1280 E. 9TH STREET
POMONA, CALIFORNIA

BUILDING PHOTOS



JOHN SEOANE | SIOR
SENIOR VICE PRESIDENT/PRINCIPAL
909.373.2946
jseoane@lee-assoc.com
DRE #01453455

RYAN DE GUZMAN
SENIOR VICE PRESIDENT/PRINCIPAL
909.373.2926
rdeguzman@lee-assoc.com
DRE #02101391

LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard
Ontario, California 91764
(909) 989-7771 | lee-associates.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE
±34,510 SQUARE FOOT INDUSTRIAL BUILDING

1260-1280 E. 9TH STREET
POMONA, CALIFORNIA

BUILDING PHOTOS



JOHN SEOANE | SIOR
SENIOR VICE PRESIDENT/PRINCIPAL
909.373.2946
jseoane@lee-assoc.com
DRE #01453455

RYAN DE GUZMAN
SENIOR VICE PRESIDENT/PRINCIPAL
909.373.2926
rdeguzman@lee-assoc.com
DRE #02101391

LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard
Ontario, California 91764
(909) 989-7771 | lee-associates.com

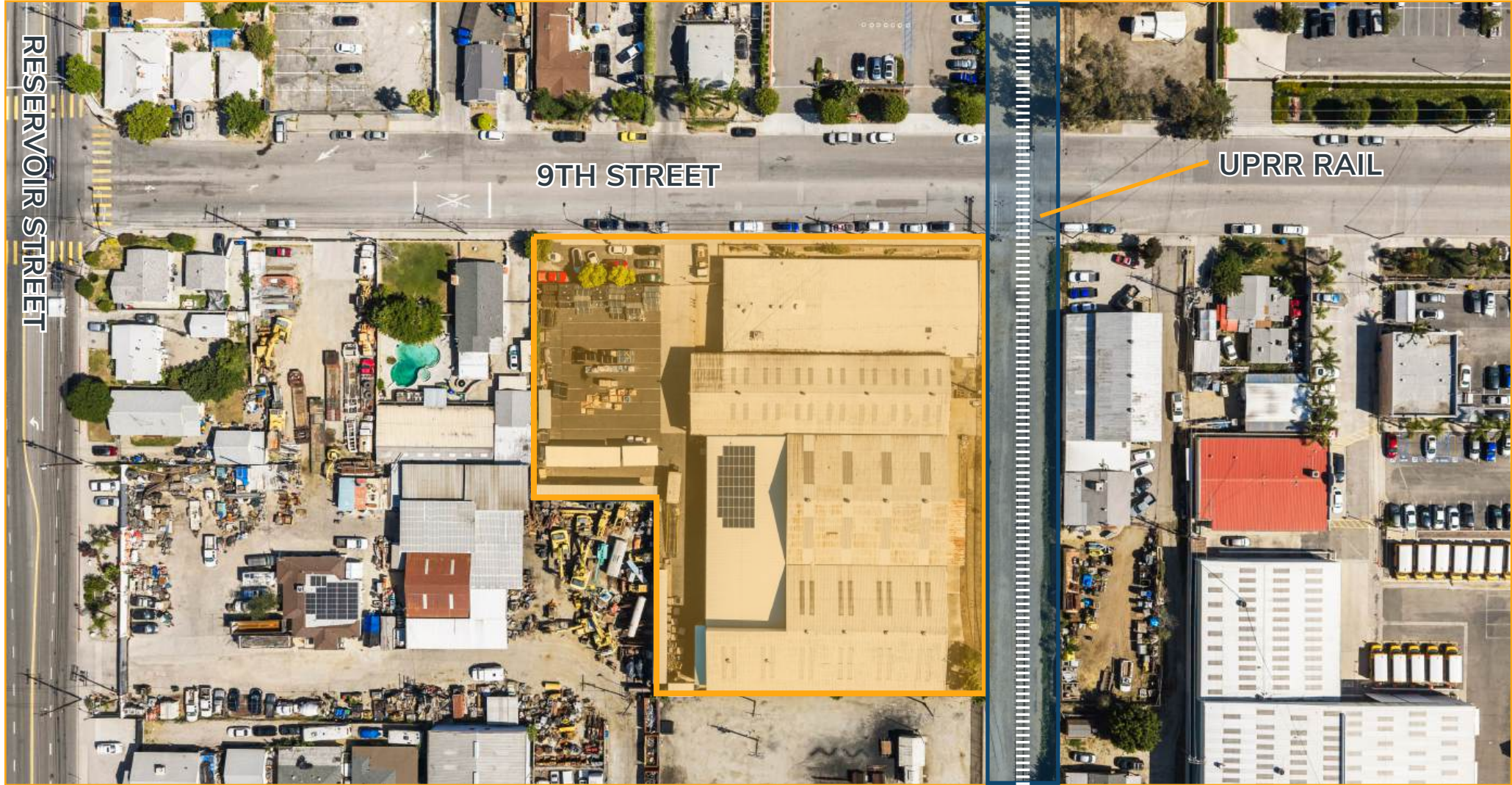


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE
±34,510 SQUARE FOOT INDUSTRIAL BUILDING

1260-1280 E. 9TH STREET
POMONA, CALIFORNIA

BUILDING AERIAL



JOHN SEOANE | SIOR
SENIOR VICE PRESIDENT/PRINCIPAL
909.373.2946
jseoane@lee-assoc.com
DRE #01453455

RYAN DE GUZMAN
SENIOR VICE PRESIDENT/PRINCIPAL
909.373.2926
rdeguzman@lee-assoc.com
DRE #02101391

LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard
Ontario, California 91764
(909) 989-7771 | lee-associates.com

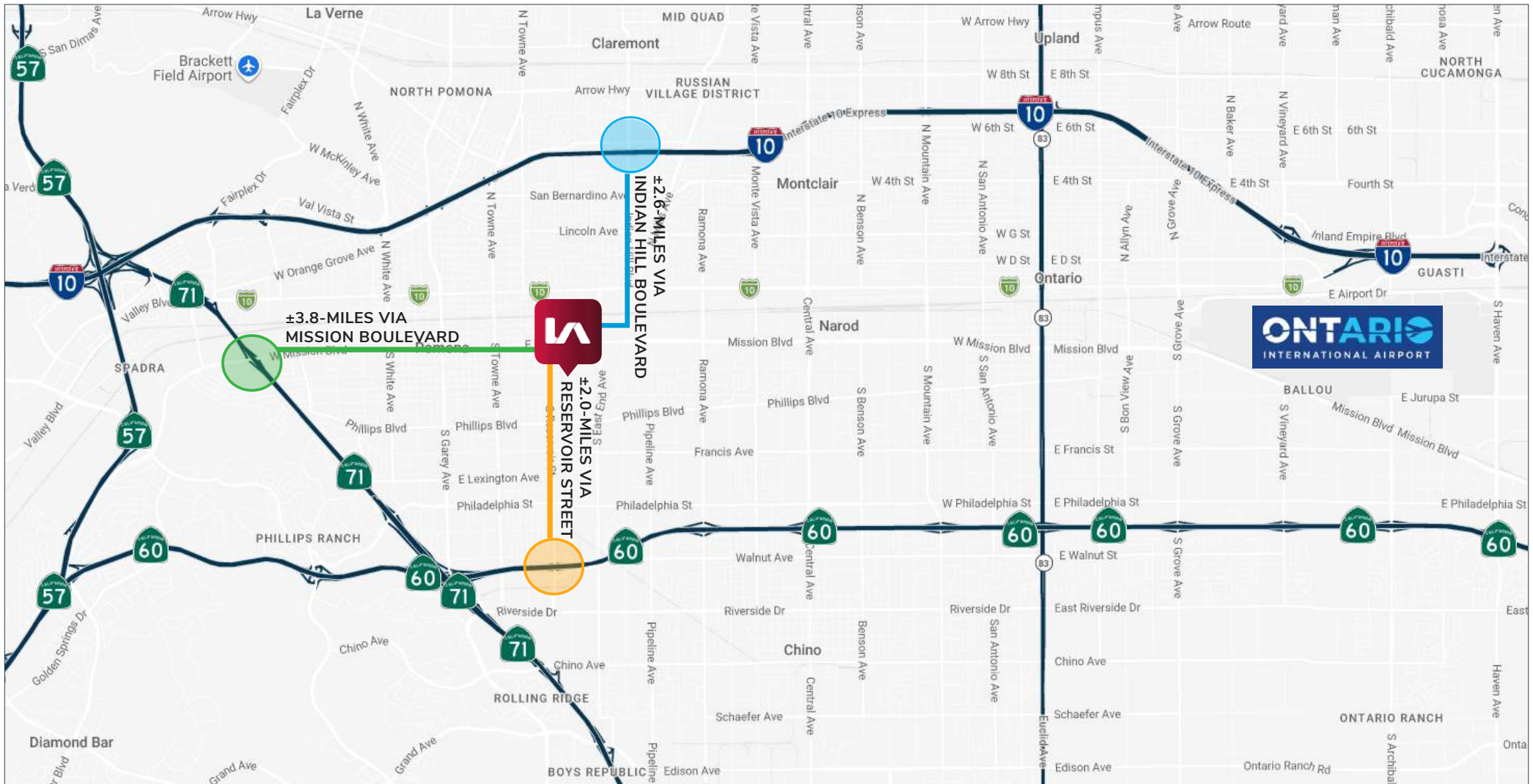


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE
±34,510 SQUARE FOOT INDUSTRIAL BUILDING

1260-1280 E. 9TH STREET
POMONA, CALIFORNIA

LOCATION MAP



JOHN SEOANE | SIOR
 SENIOR VICE PRESIDENT/PRINCIPAL
 909.373.2946
 jseoane@lee-assoc.com
 DRE #01453455

RYAN DE GUZMAN
 SENIOR VICE PRESIDENT/PRINCIPAL
 909.373.2926
 rdeguzman@lee-assoc.com
 DRE #02101391

LEE & ASSOCIATES - ONTARIO
 3535 Inland Empire Boulevard
 Ontario, California 91764
 (909) 989-7771 | lee-associates.com



COMMERCIAL REAL ESTATE SERVICES
 ONTARIO CORPORATE ID #00976995

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE

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

FOR MORE INFORMATION, PLEASE CONTACT:

JOHN SEOANE | SIOR

SENIOR VICE PRESIDENT/PRINCIPAL

909.373.2946

jseoane@lee-assoc.com

DRE #01453455

RYAN DE GUZMAN

SENIOR VICE PRESIDENT/PRINCIPAL

909.373.2926

rdeguzman@lee-assoc.com

DRE #02101391

LEE & ASSOCIATES - ONTARIO

3535 Inland Empire Boulevard | Ontario, California 91764

(909) 989-7771 | lee-assoc.com

Corporate ID: 00976995



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
ONTARIO