

# INDUSTRIAL FOR LEASE

160 NORTH SAN ANTONIO AVENUE, POMONA, CA 91767

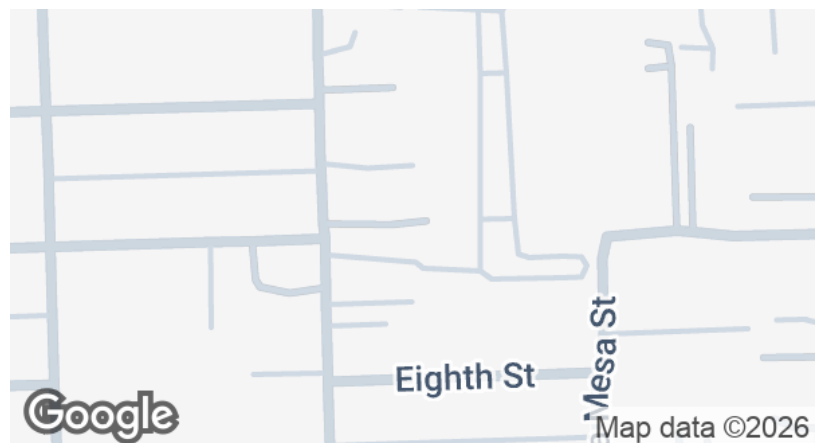


## OFFERING SUMMARY

RENT: TERM NEGOTIABLE	\$0.33/ sf (Land)
BUILDING SF:	4,280
CLEAR HEIGHT:	16
COLUMN SPACE:	Clear Span
DOCK DOORS:	1
LOT SIZE:	38,871 SF
YEAR BUILT:	1970
ZONING:	WKDI

## PROPERTY OVERVIEW

Located in the heart of Pomona, 160 N. San Antonio Ave is a high-utility industrial asset featuring a well-maintained  $\pm 4,280$  SF freestanding building on an expansive  $\pm 38,871$  SF lot. This property is specifically optimized for contractors and fleet operators who require a functional interior workspace paired with a large, secure yard for heavy equipment and materials. Its strategic position at the "tri-county" gateway provides immediate access to the I-10, SR-71, and SR-60 freeways, allowing businesses to efficiently service the Inland Empire, San Gabriel Valley, and Orange County markets. Proximity to a deep pool of skilled industrial labor. This is a rare, turn-key opportunity in a high-demand submarket characterized by ultra-low vacancy rates.



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