

# INDUSTRIAL PROPERTY FOR SALE

*Prime Pomona Location with Parking*



**±8,541 SF Building on ±17,586 SF of Land**  
**177 Atlantic Street, Pomona CA 91768**

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
**OFFERING MEMORANDUM**

177 ATLANTIC ST, POMONA CA 91768

## Property Details

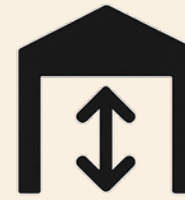
Building Area:	±8,541 SF
Office Area:	±2,000 SF
Warehouse Area:	±6,541 SF
Land Area:	±17,586 SF (0.40 AC)
Year Built:	1986
Construction:	Concrete Tilt-Up
Clear Height:	18´
Power:	400A/277-480V/3Ph
Drive-In Loading Doors:	2 (12x12)
Docks:	None
Parking:	±15 Surface Spaces
Sprinklered:	Dry
Zoning:	M2, Pomona
Parcel:	8707-015-074

**Asking Price: \$2,600,000 (\$304.41 Per SF)**

*Note: Current Tenant Will Vacate With 30 Days Notice*



**INDUSTRIAL  
BUILDING**



**HIGH  
CLEARANCE**



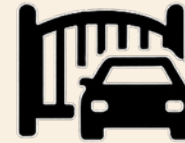
**400 AMPS  
POWER**



**LOADING  
DOORS**



**OFFICE  
SPACE**



**GATED  
PARKING**



**RESTROOMS**

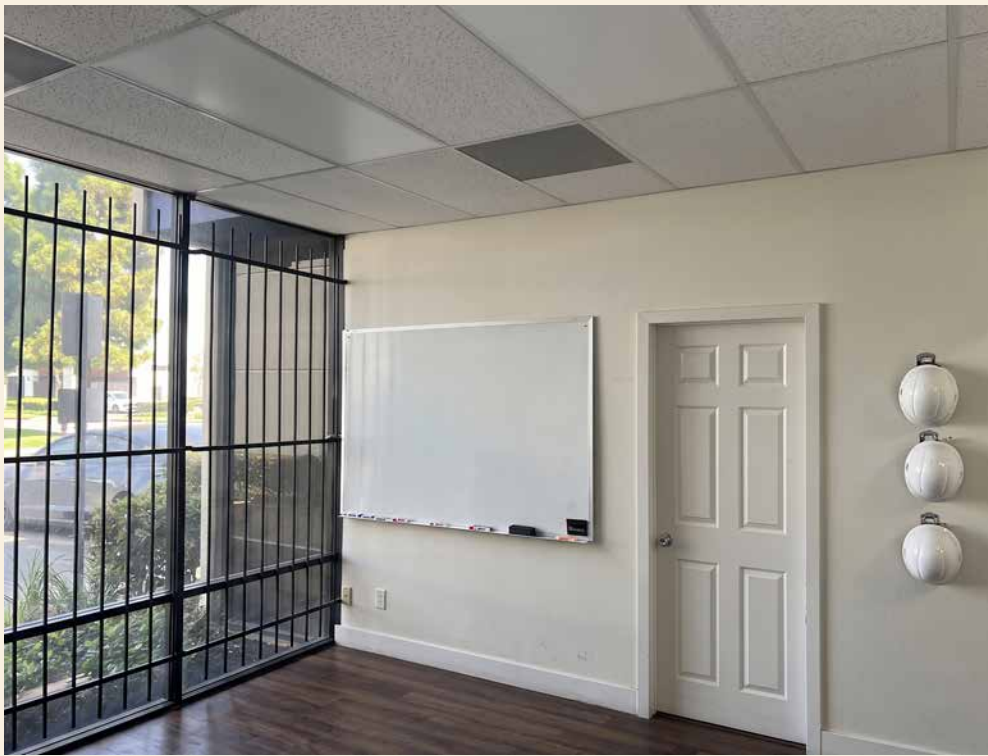


**SKYLIGHTS**

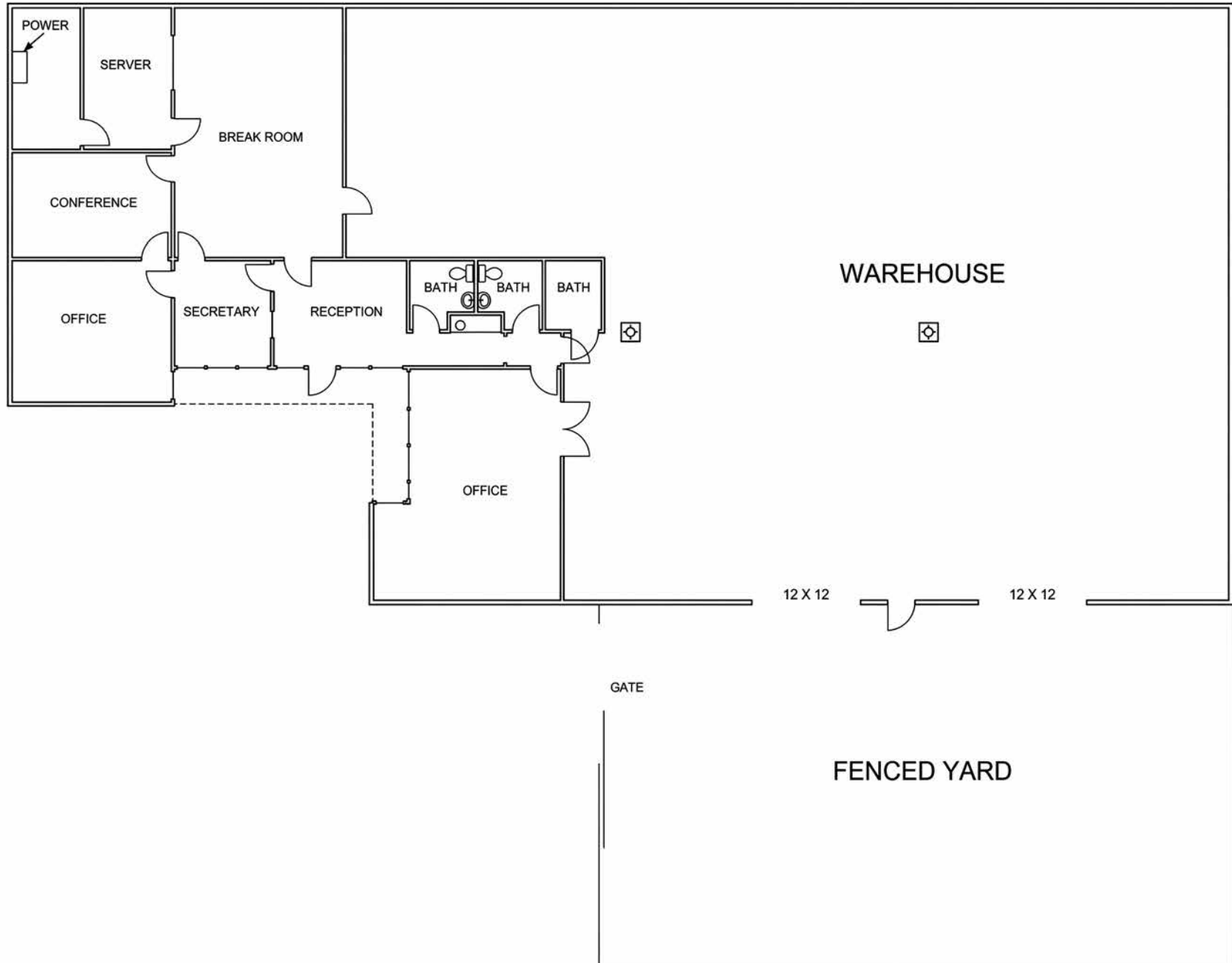
## Property Highlights

- Functional industrial facility in the Pomona Lewis Business Park
- Prime owner-user purchase opportunity
- Ideal for warehouse, distribution, light manufacturing, or aerospace use
- 18´ clear height (above average for the property's market)
- Heavy power service — Air conditioned — Skylights
- Two ground level drive-in loading doors
- ±2,000 SF of office space with reception area
- Secure, fenced yard with ±15 surface parking spaces
- Easy access to Pomona (60) and Chino Valley (71) Freeways

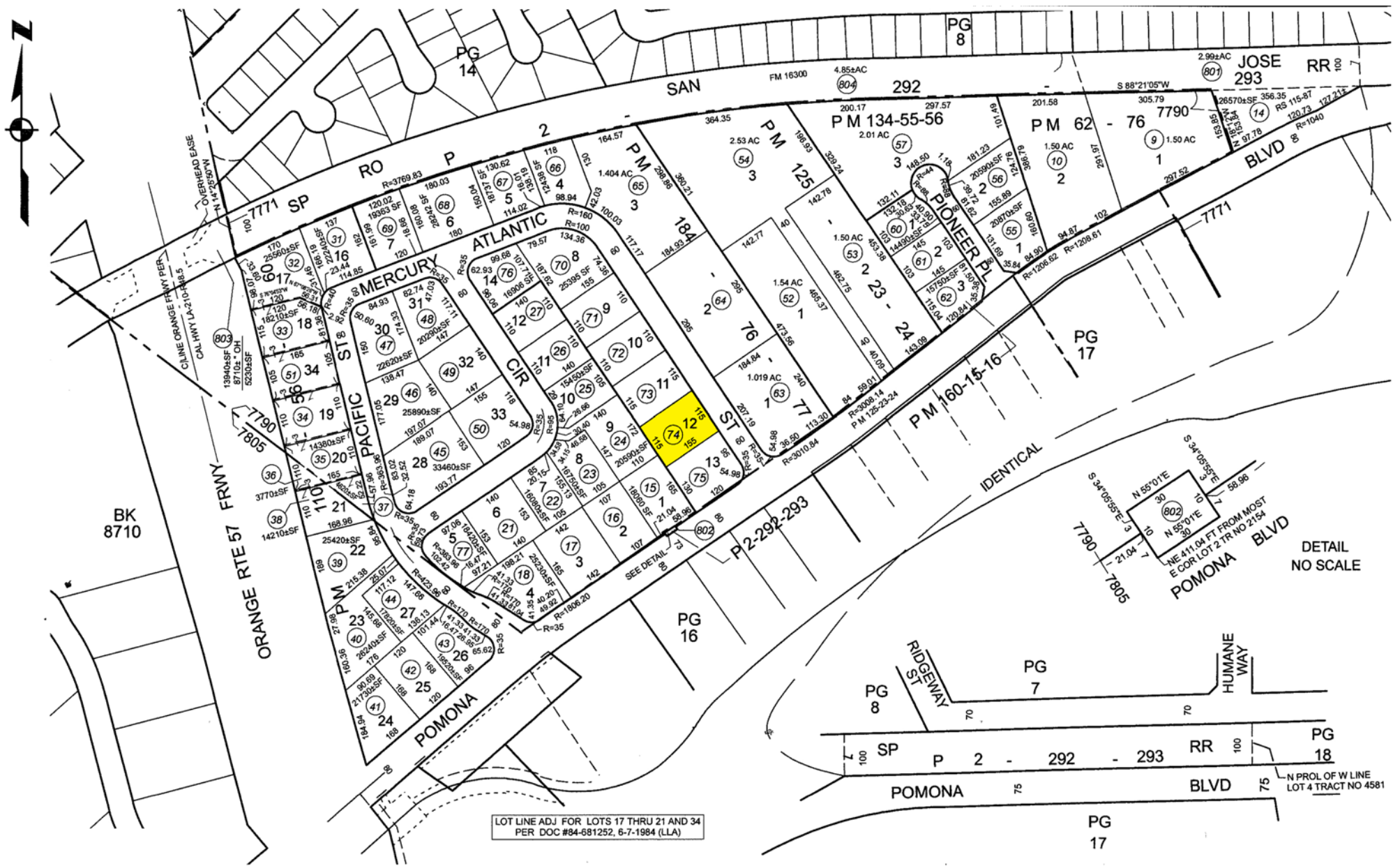




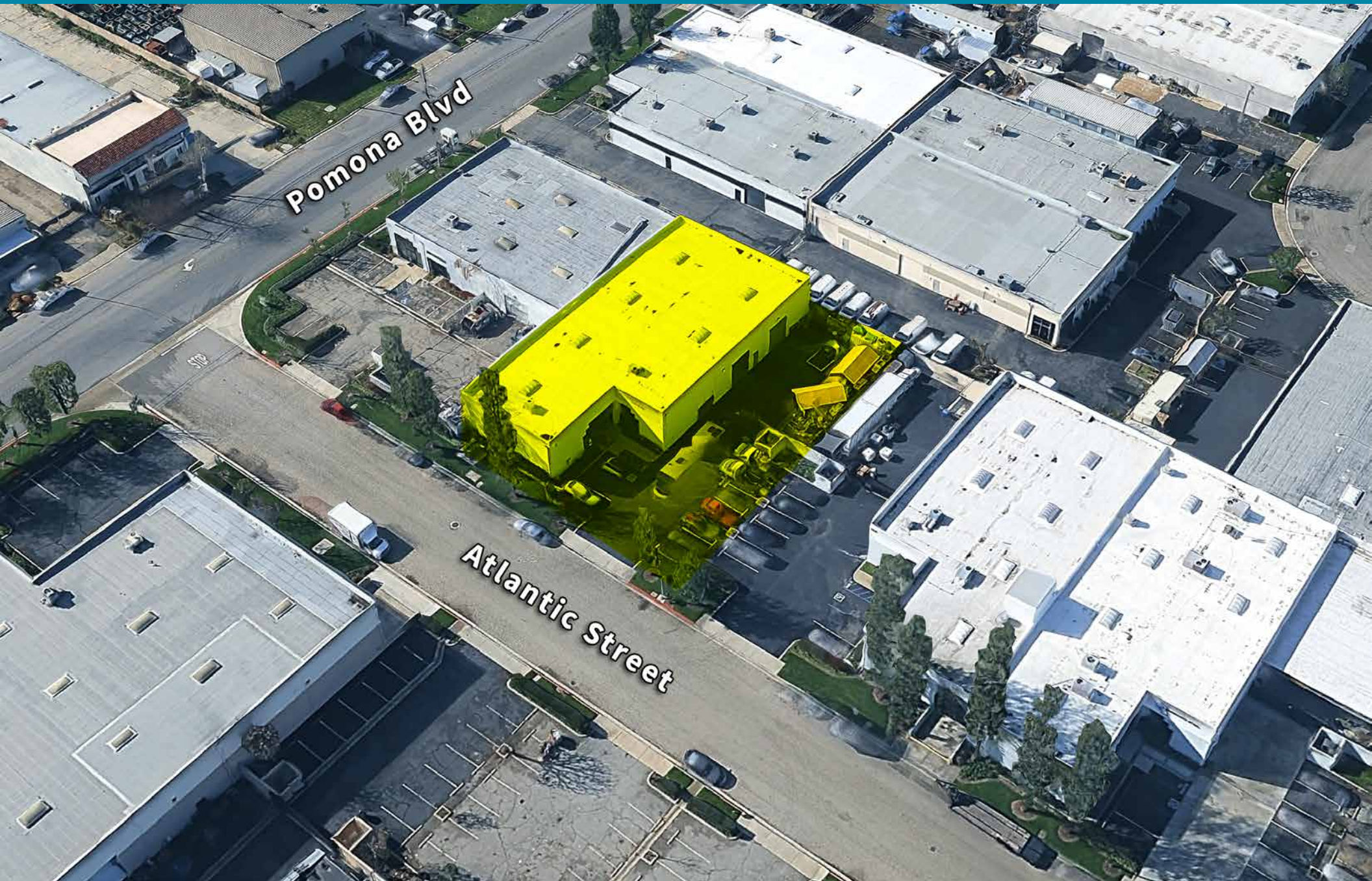
# SITE PLAN



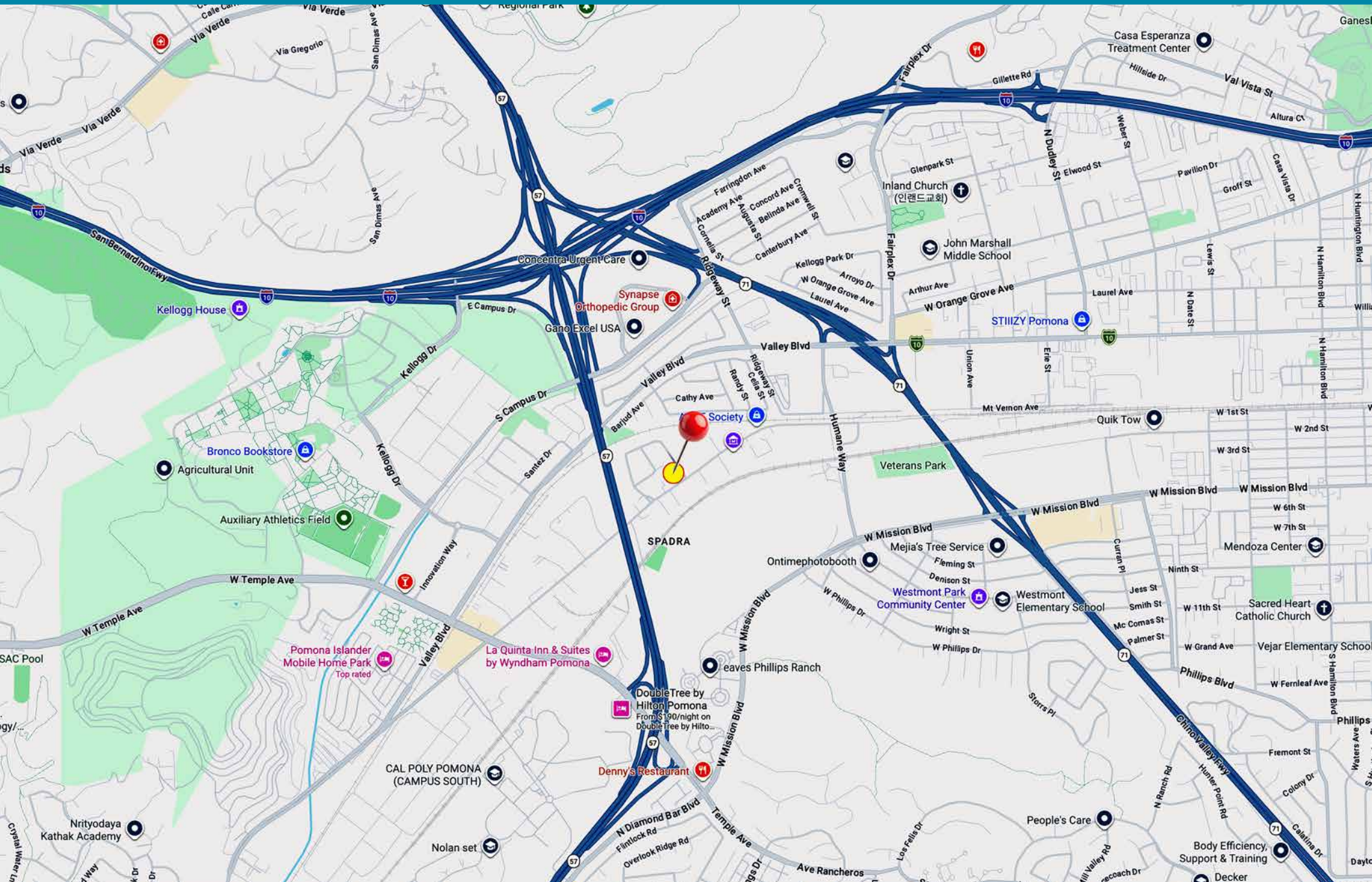
# PLAT MAP



# AERIAL PHOTO

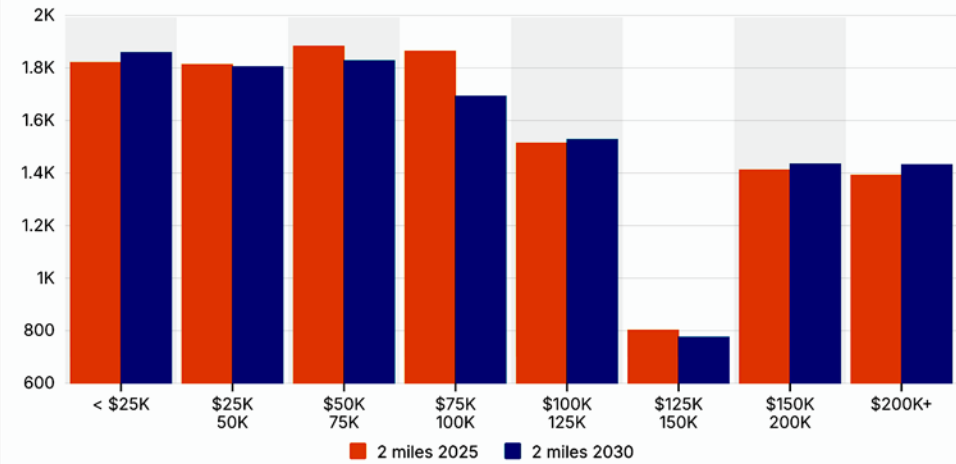


# AREA MAP

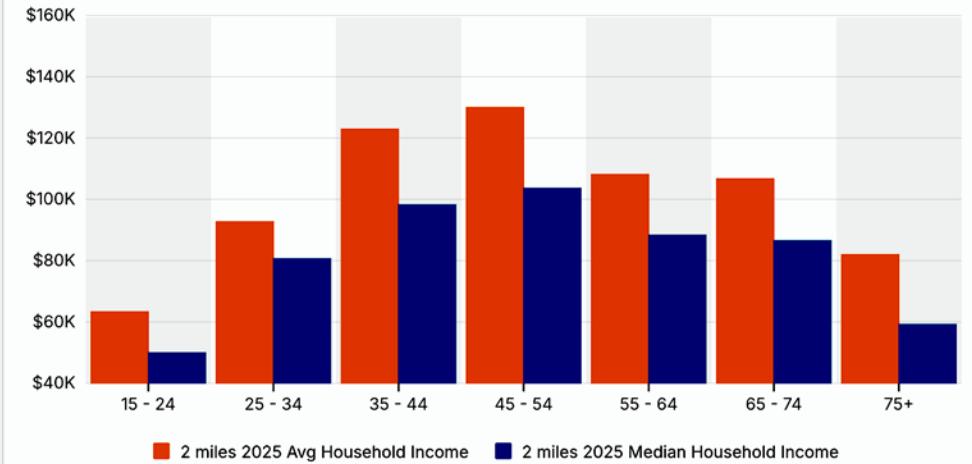


# AREA DEMOGRAPHICS

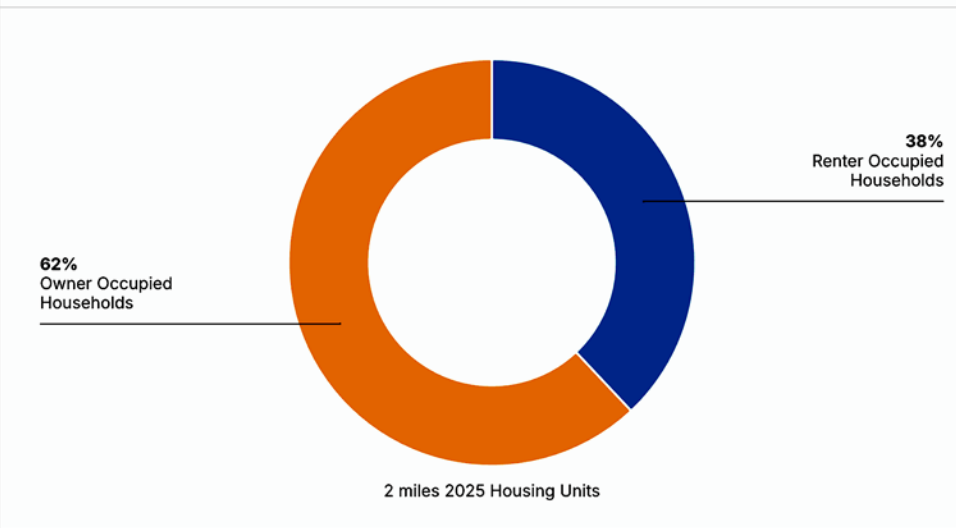
Households By Income



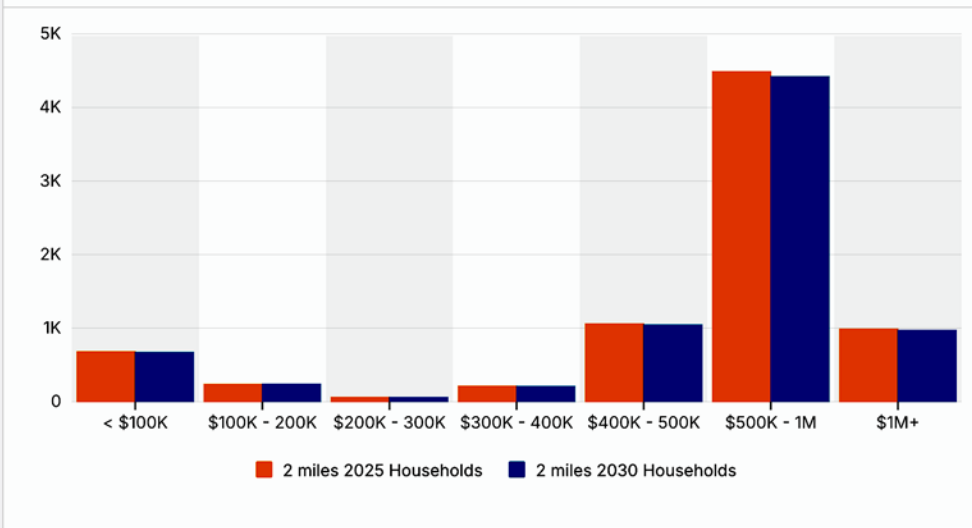
Household Income By Age



Housing Occupancy



Home Values



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**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists