

INDUSTRIAL PROPERTY FOR SALE

Prime Pomona Location with Parking



±8,000 SF Building on ±17,862 SF of Land
269 Pacific Street, Pomona CA 91768

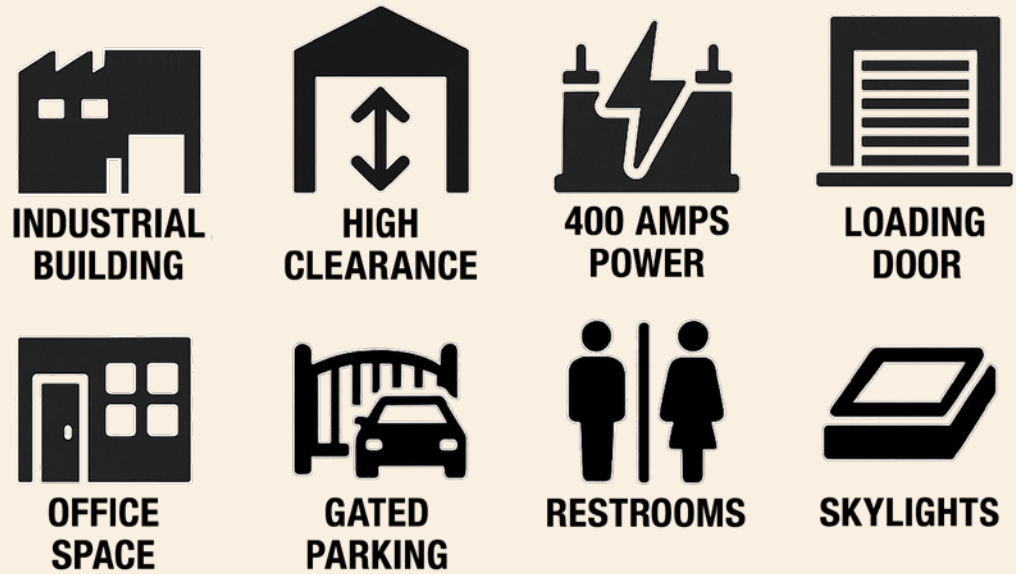
MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
OFFERING MEMORANDUM

269 PACIFIC ST, POMONA CA 91768

Property Details

Building Area:	±8,000 SF
Office Area:	±850 SF
Warehouse Area:	±7,150 SF
Land Area:	±17,862 SF
Year Built:	1979
Construction:	Reinforced Concrete
Clear Height:	16'
Power:	400A/208V 3Ph 4W
Drive-In Loading Doors:	1: 7x10
Parking:	±18 Surface Spaces
Restrooms:	2
Zoning:	M2, Pomona
Parcel:	8707-015-044

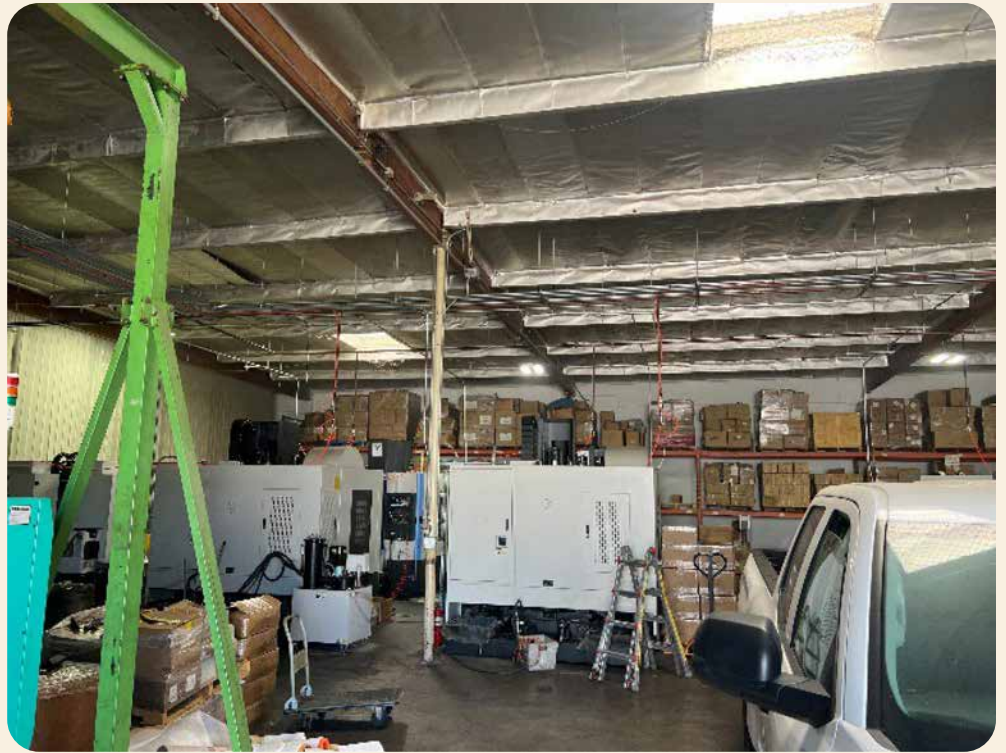
Asking Price: \$2,450,000 (\$306.25 Per SF)

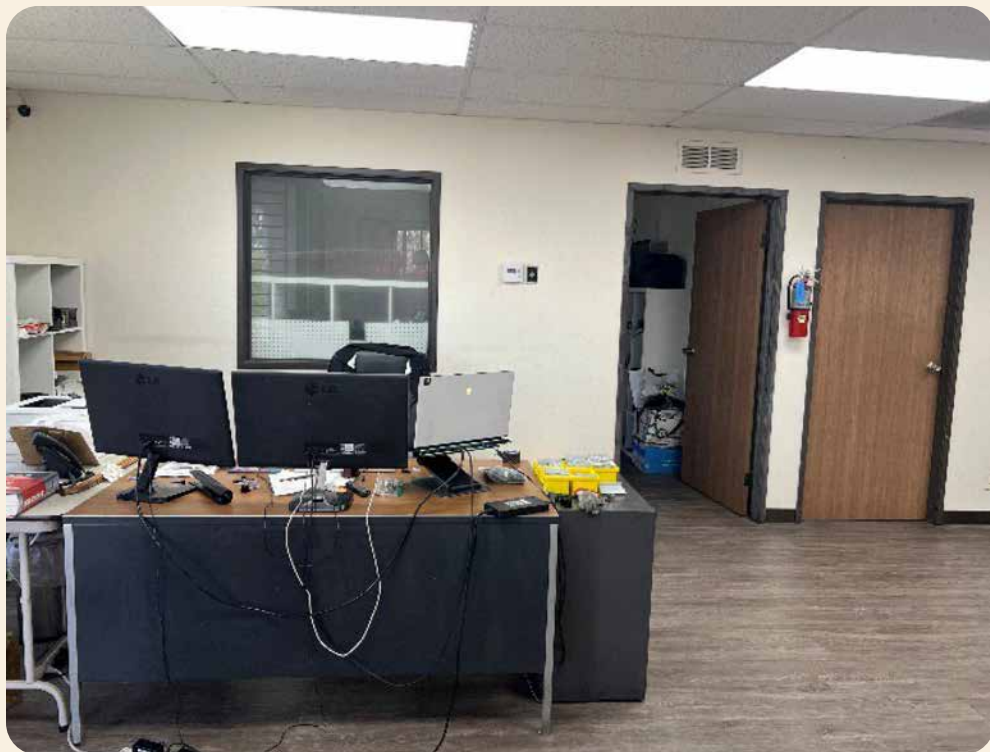


Property Highlights

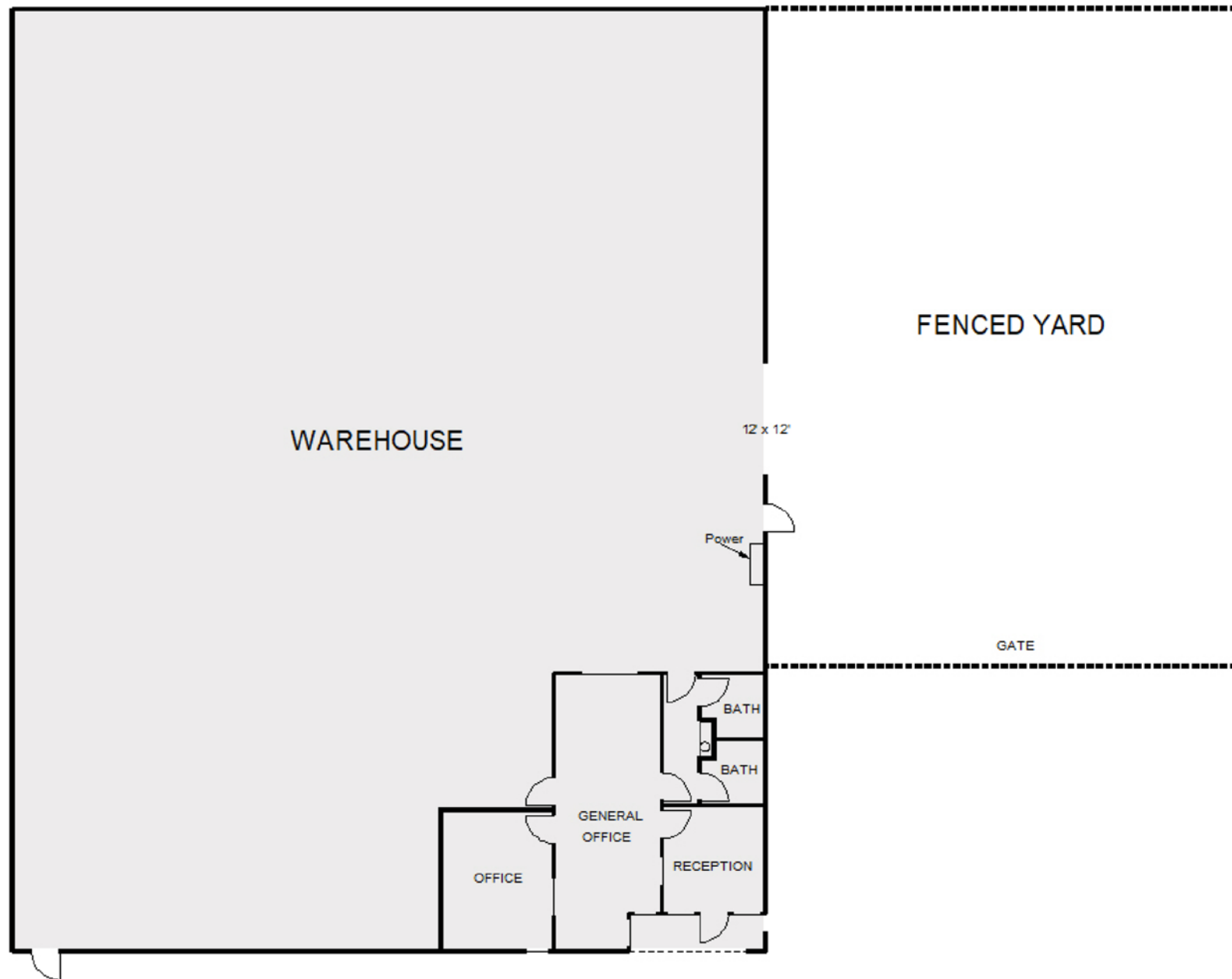
- Functional industrial facility in the Pomona Lewis Business Park
- Prime owner-user purchase opportunity
- Ideal for warehouse, distribution, light manufacturing, or aerospace use
- 16' warehouse clearance height
- Heavy power service — Skylights
- Ground level drive-in loading door
- ±850 SF of office space with reception area
- Secure, fenced yard with ±18 surface parking spaces
- Easy access to Pomona (60) and Chino Valley (71) Freeways
- Current tenant pays \$9,025 per month (lease ends October 31, 2026)







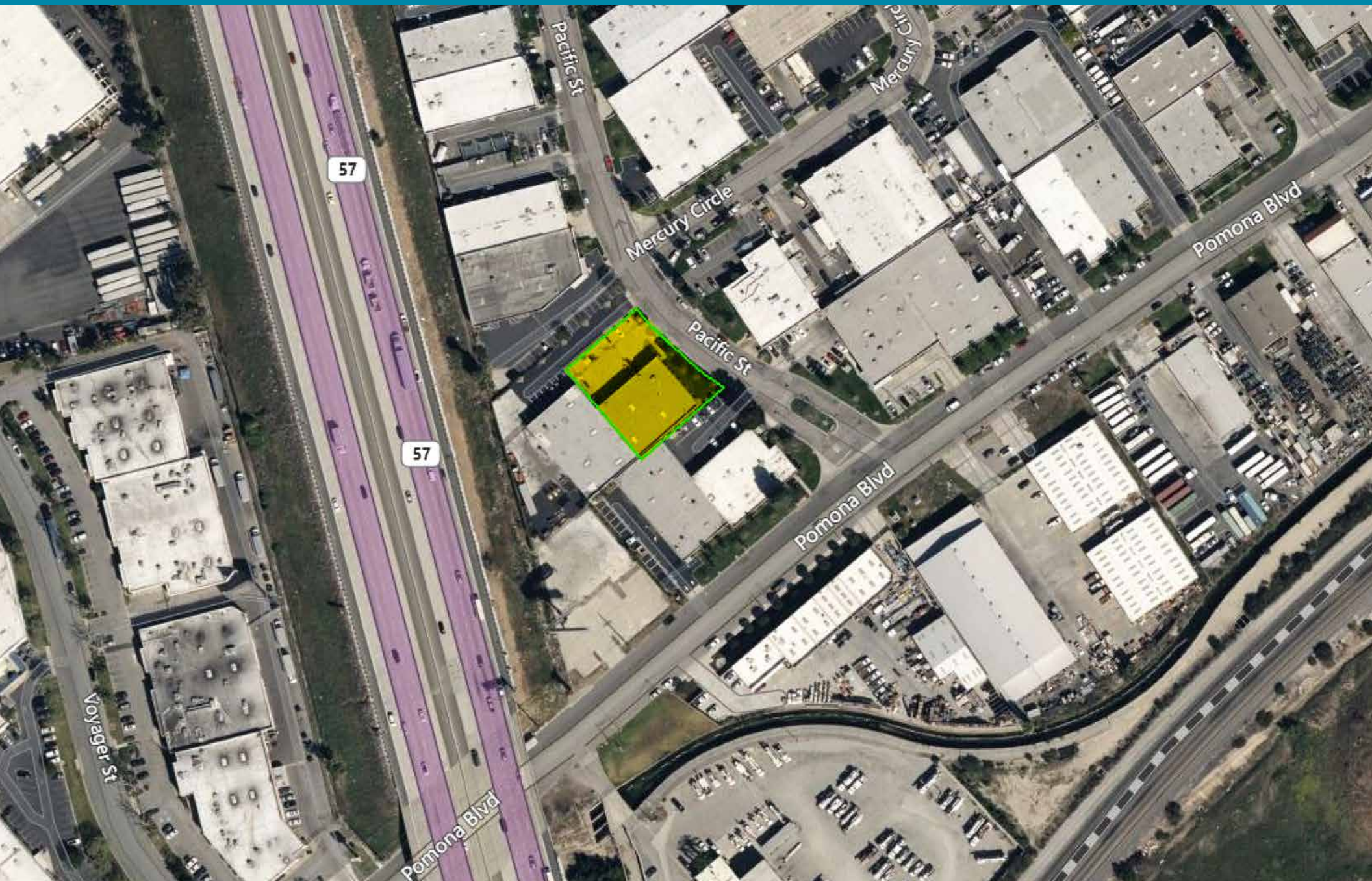
SITE PLAN



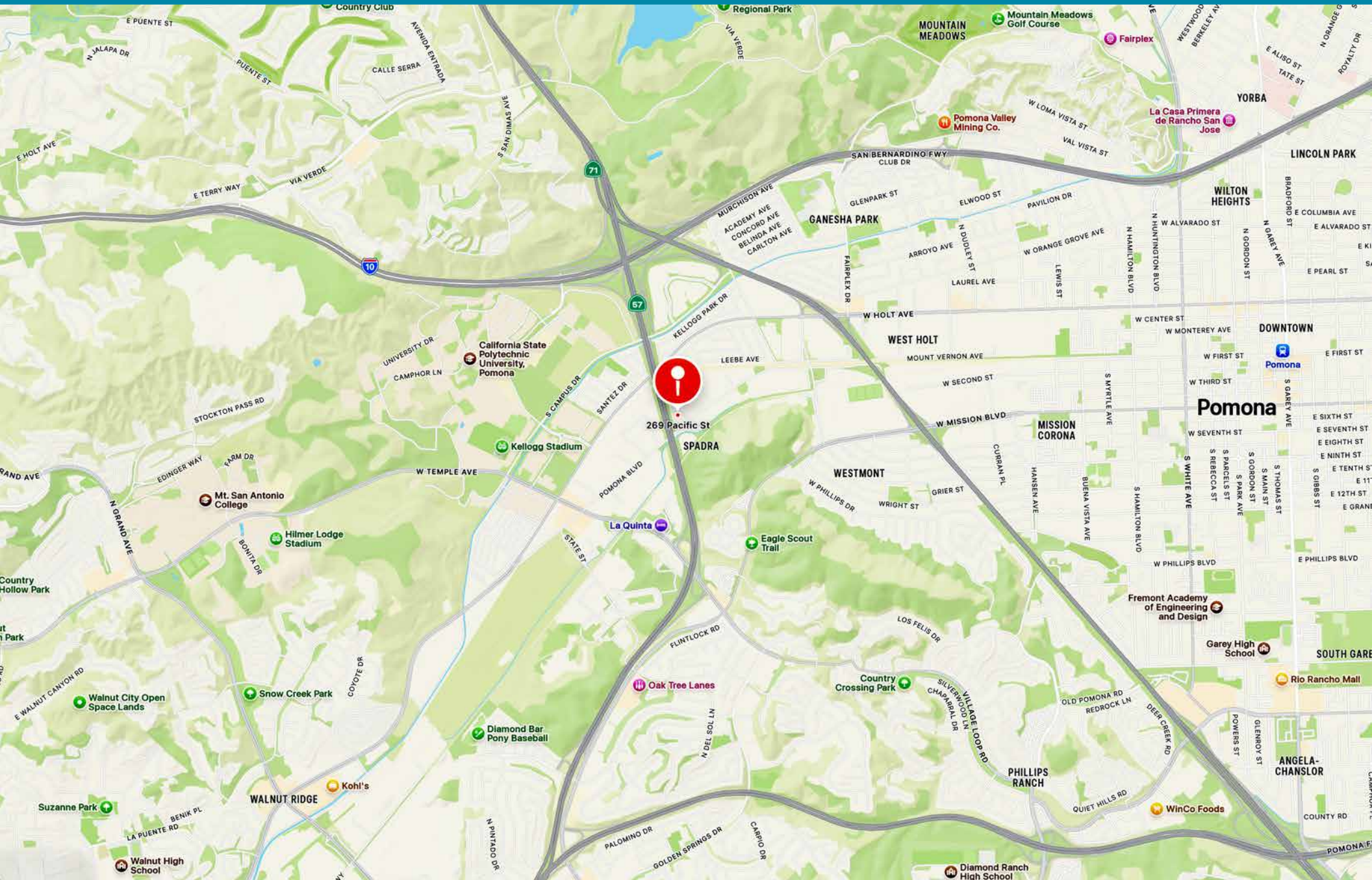
PLAT MAP



AERIAL PHOTO



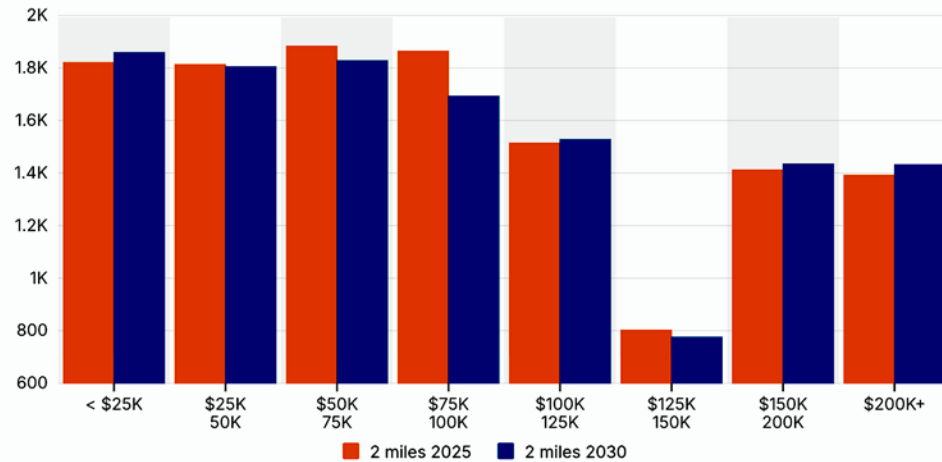
AREA MAP



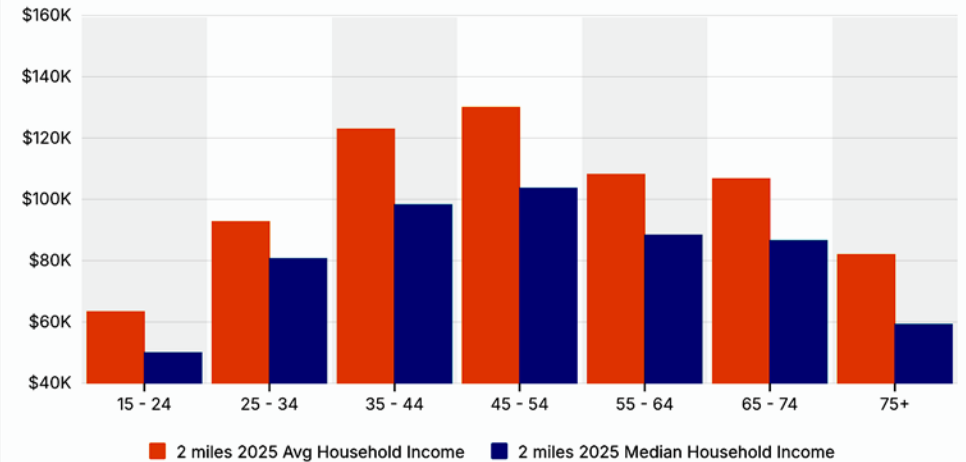
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AREA DEMOGRAPHICS

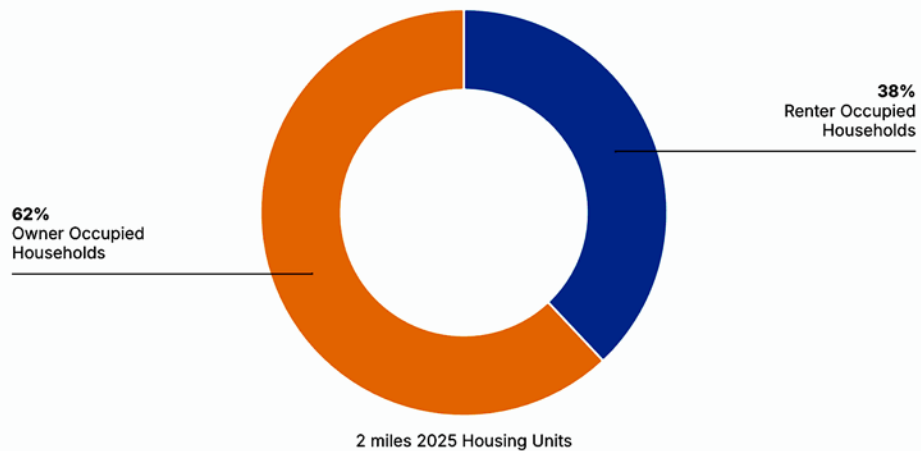
Households By Income



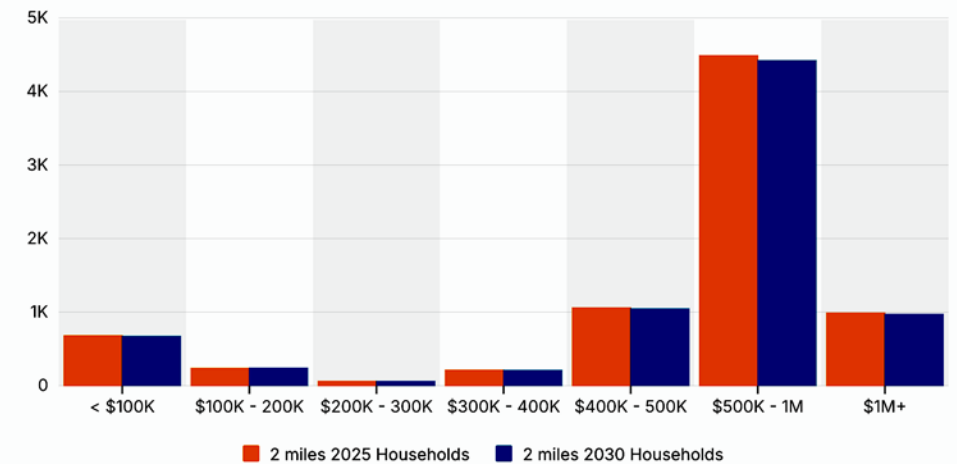
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

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INDUSTRIAL PROPERTY WITH PARKING ±8,000 SF Building on ±17,862 SF of Land

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