



1084 E 1st St, 108 Pico St, 1075 E 2nd St, Pomona, CA

Rare owner/user opportunity to acquire a ±23,294 SF three-building industrial property on a ±63,414 SF (±1.45 AC) gated corner site in central Pomona, offered as an owner-user, owner-user with income, or multi-tenant repositioning play. Building A at ±12,550 SF, Building B at ±5,900 SF, and Building C at ±4,844 SF sit across four contiguous parcels, allowing a buyer to occupy the entire site or occupy one building and lease the balance. At approximately 37% coverage the site retains a large paved and gated yard, and heavy power supports manufacturing and fabrication as readily as distribution. The site is adjacent to an active Union Pacific main line, and Pomona is the gateway to the Inland Empire, Los Angeles, Orange and San Bernardino markets (Broker/Buyer to confirm).

Links

[Property Photos](#)

[Zoning Code](#)

- ± 23,294 SF across three separate buildings
- ± 63,414 SF (± 1.45 AC) gated corner site
- Occupy all, or occupy one and lease ± 10,744 SF
- Four contiguous parcels, four ground-level doors
- 200 to 800 amp, 480V, 3-phase across two meters
- Renovated 2001, skylights, heavy-timber truss
- Gates on E 1st and E 2nd, drive-through yard
- Near the 10, 60 and 71; ± 7 mi to Ontario Intl.

Property Details

Property Address	1084 E 1st St, 108 Pico St, 1075 E 2nd St	RBA	23,294 SF
City, State, Zip	Pomona, CA 91766	Tenancy	Single or Multi-Tenant
Price	\$5,565,000	Year Built	1947, 1955, 1969 (Renovated 2001)
Lease Rate	Call For Pricing Guidance	Zoning	POM 1
Lot Size	1.45 Acres	APN	8326-005-001, -005, -006, -014

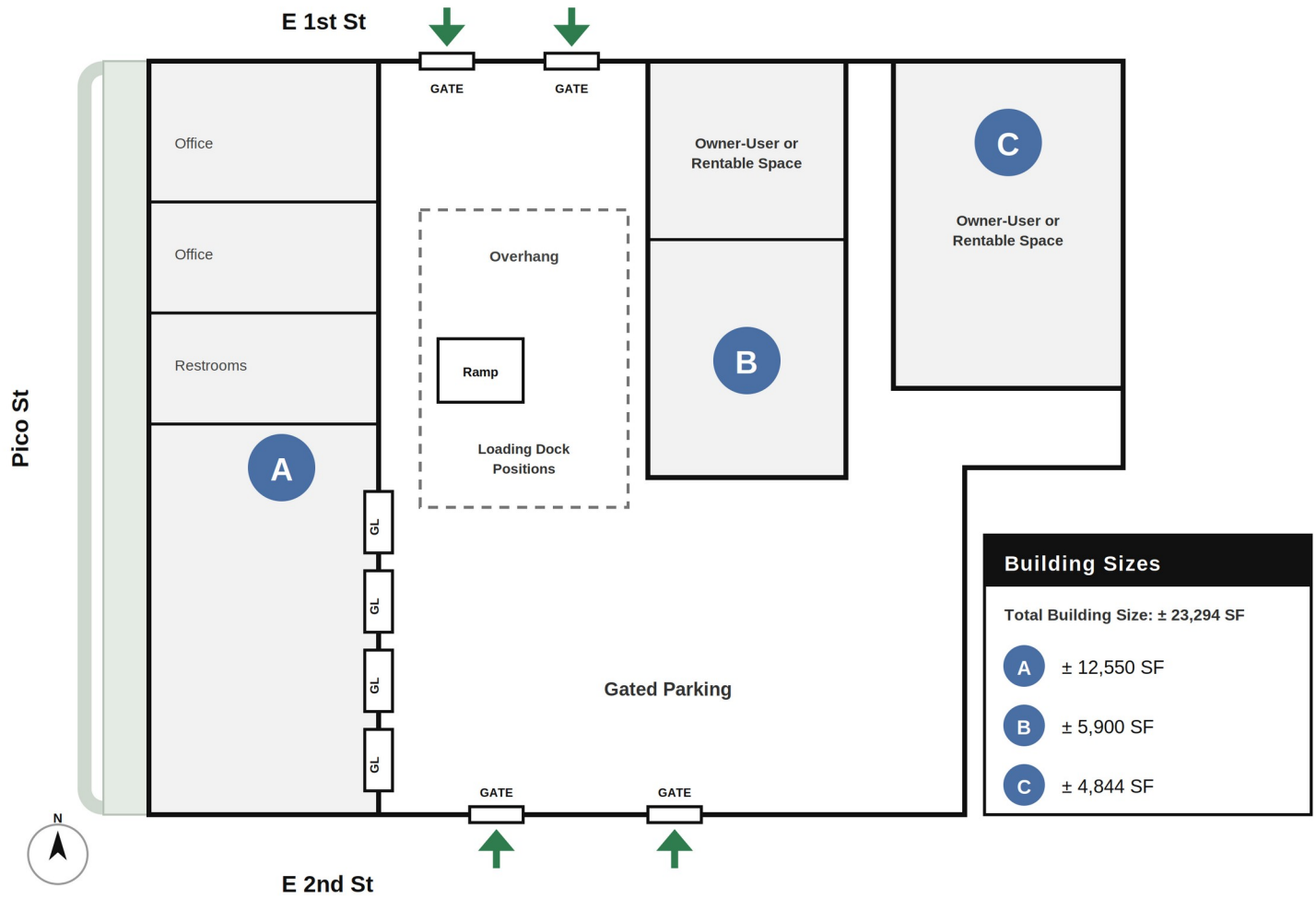
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All information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. Square footage, dimensions, clear height, power, zoning and site data are approximate and should be independently verified by Buyer or Tenant.



Site Plan

Not To Scale



APN	Buildings	Building Size	Lot Size
8326-005-014	A	± 12,550 SF	± 26,033 SF
8326-005-001	B, C	± 10,744 SF	± 24,908 SF
8326-005-006	—	—	± 5,982 SF
8326-005-005	—	—	± 6,491 SF
Total	A, B, C	± 23,294 SF	± 63,414 SF

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