

1335 E GRAND AVENUE

POMONA • CA 91766

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE



E GRAND AVE

FOR LEASE
±13,780 SF INDUSTRIAL BUILDING
ON ±104,544 SF OF LAND

MILES SOLOMON

Senior VP & Land Specialist
msolomon@lee-associates.com
323.922.3736
LIC NO 02099423

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates | Downtown Los Angeles 1201 N Main St
CORP ID 02174865 Los Angeles, CA 90012

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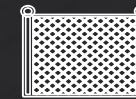
PROPERTY HIGHLIGHTS



State of The Art
Modern Steel Building



Concrete
Yard



Fenced and
Secure Environment



Competitively
Priced



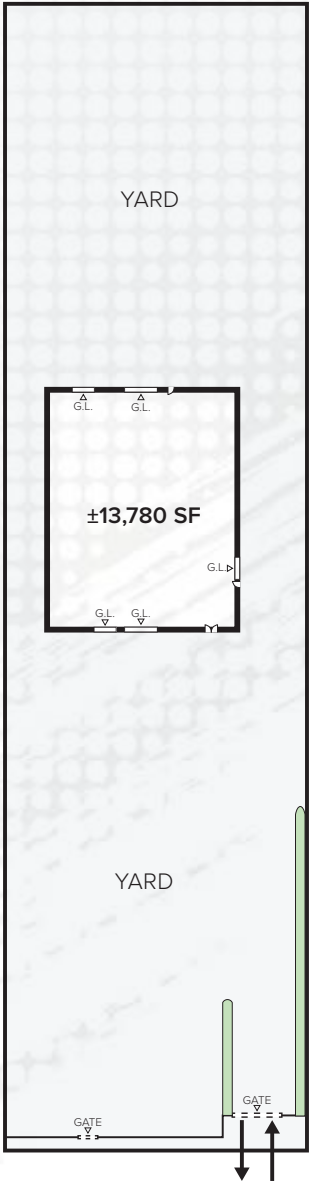
Close Proximity to 15, 60
and 71 Freeways

1335 E Grand Ave, Pomona, CA offers 13,780 SF of industrial space on a 2.40-acre fenced concrete yard, available for \$29,500/month (\$2.14/SF, Gross) with a 5-year minimum term. This modern steel building features 22' clear height, 5 ground-level doors, 200A/240V power, and 1,000 SF office, with possession available May 1, 2026. Ideal location near the 15, 60, and 71 freeways for distribution or industrial use.

PROPERTY INFORMATION

Available SF	±13,780 SF
Prop Lot Size	±104,544 SF
Office Size	±1,000 SF
APN	8327-016-013
Zoning	WD3
Year Built	1961
Construction Type	TBD
Yard	Yes
Restrooms	2
Clear Height	22'
DH/GL Doors	0 DH / 5 GL
Sprinklered	No
Power	A: 200 V: 240 Ø: 0 W: 3
Term	5-Year Minimum
Possession Date	05/01/26
Vacant	Yes
Market/Submarket	Pomona

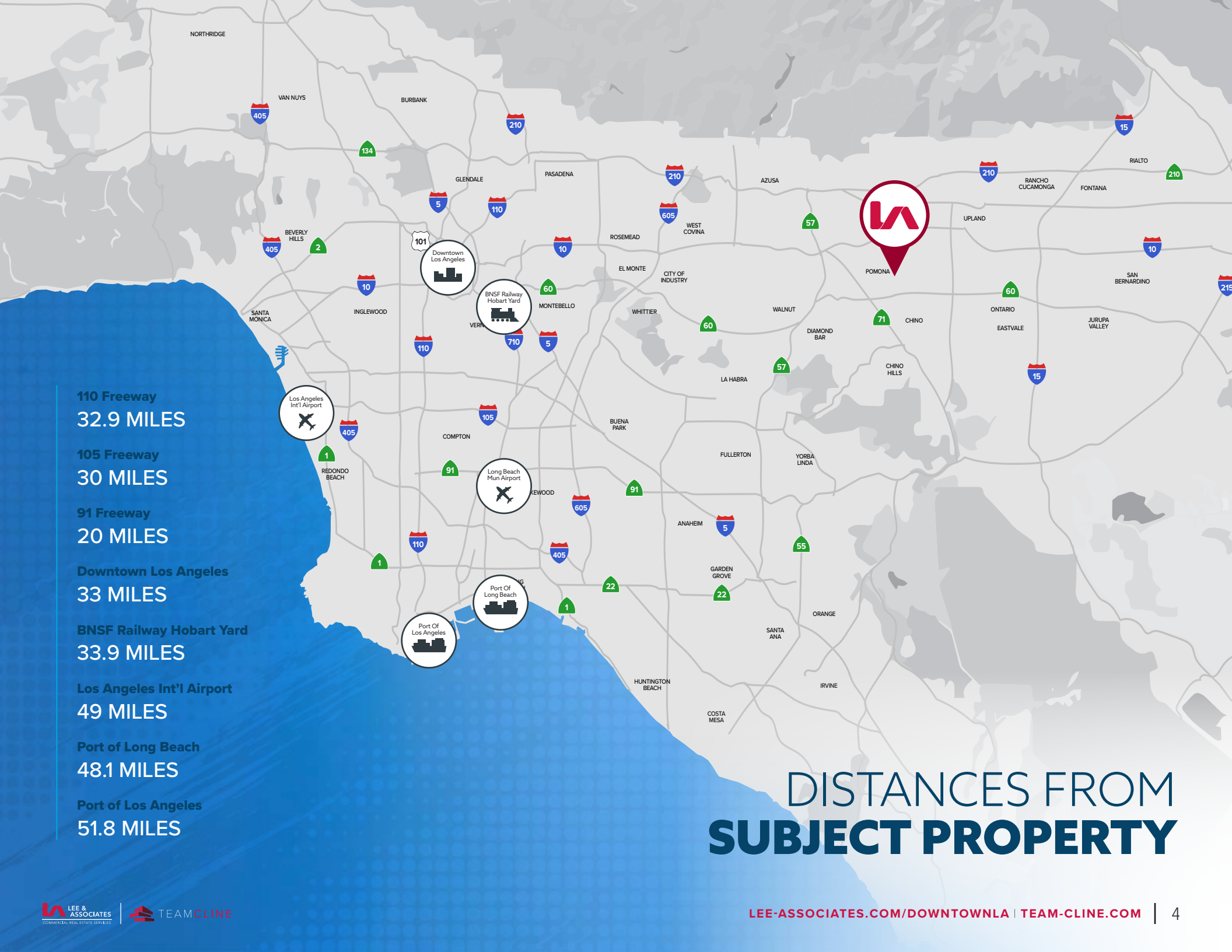
PROPERTY SITE PLAN



E GRAND AVE



NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to verify.



110 Freeway
32.9 MILES

105 Freeway
30 MILES

91 Freeway
20 MILES

Downtown Los Angeles
33 MILES

BNSF Railway Hobart Yard
33.9 MILES

Los Angeles Int'l Airport
49 MILES

Port of Long Beach
48.1 MILES

Port of Los Angeles
51.8 MILES

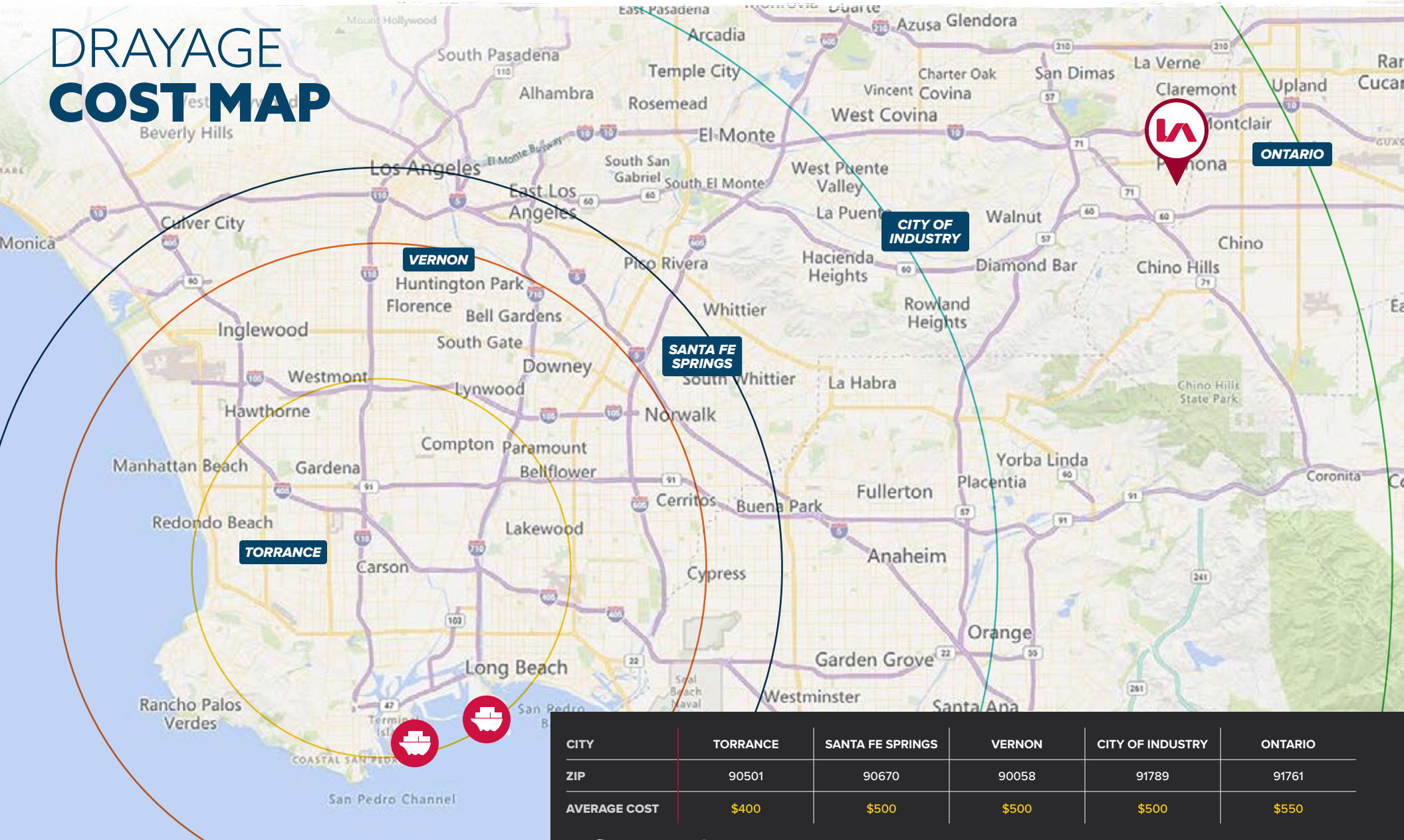
DISTANCES FROM SUBJECT PROPERTY

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DRAYAGE COST MAP



For More Information,
Please Contact ►

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.