



## 1242 TRANSIT AVE

POMONA, CALIFORNIA 91766

### OFFERING SUMMARY

Lease Rate:	\$1.35 psf G
Building Size:	4,396 SF
Lot Size:	10,274 SF
Available Date:	August 1, 2024

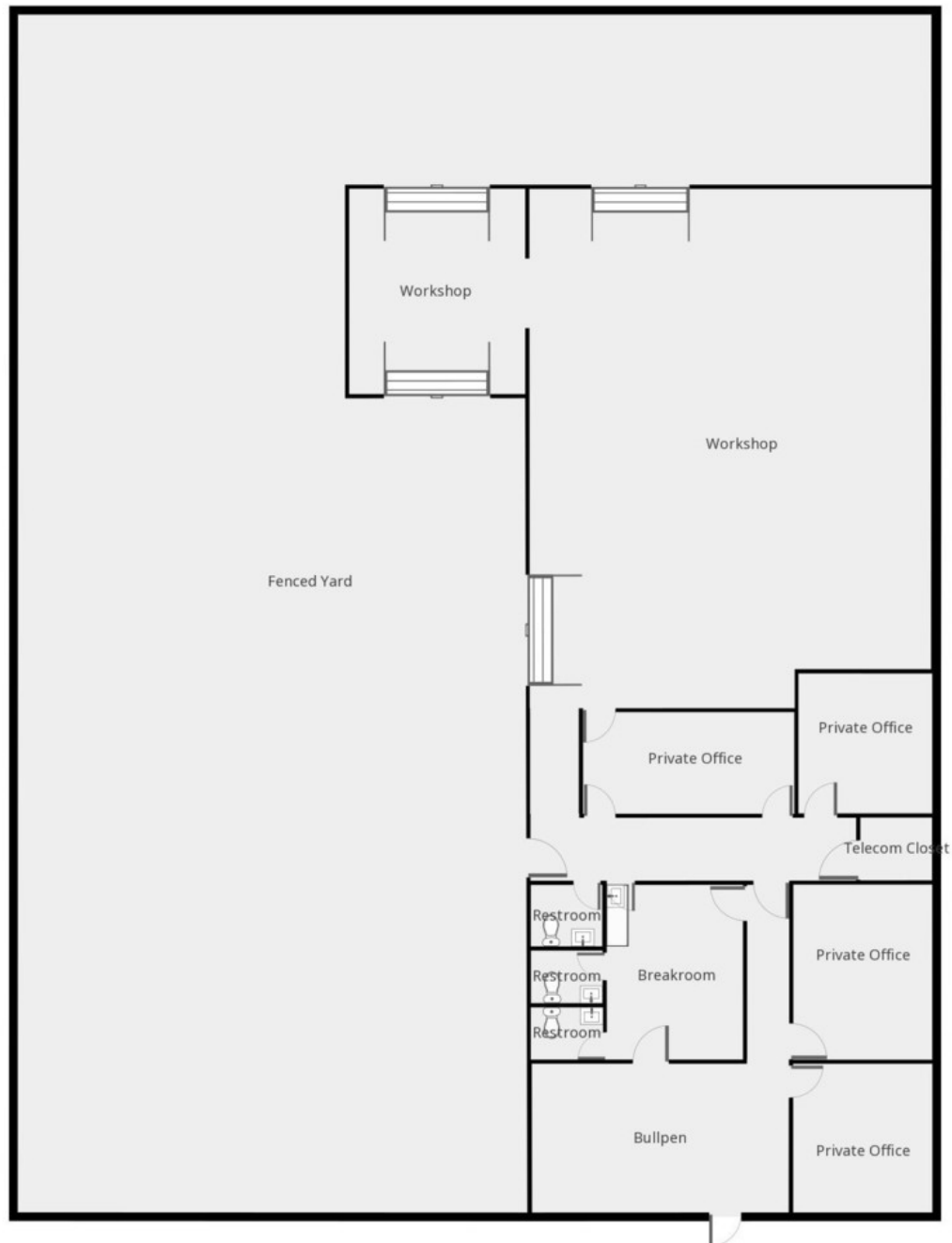
### Property Highlights

- +/- 4,396 SF Industrial Warehouse
- +/- 1,700 SF of Office
- +/- 5,500 SF Concrete Fenced Yard
- Four (4) Grade Level Doors
- 12' Minimum Clear Height
- 200 Amps of Power
- Conveniently Located Near the 60, 71, and 10 Freeways

**Richard Lee, SIOR**  
Executive Vice President  
909.243.7601  
rlee@naicapital.com  
CA DRE #01757870

**Nicholas Chang, CCIM, SIOR**  
Executive Vice President  
909.243.7614  
nchang@naicapital.com  
CA DRE #01344844

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474



**Richard Lee, SIOR**  
Executive Vice President  
909.243.7601  
rlee@naicapital.com  
CA DRE #01757870

**Nicholas Chang, CCIM, SIOR**  
Executive Vice President  
909.243.7614  
nchang@naicapital.com  
CA DRE #01344844

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474

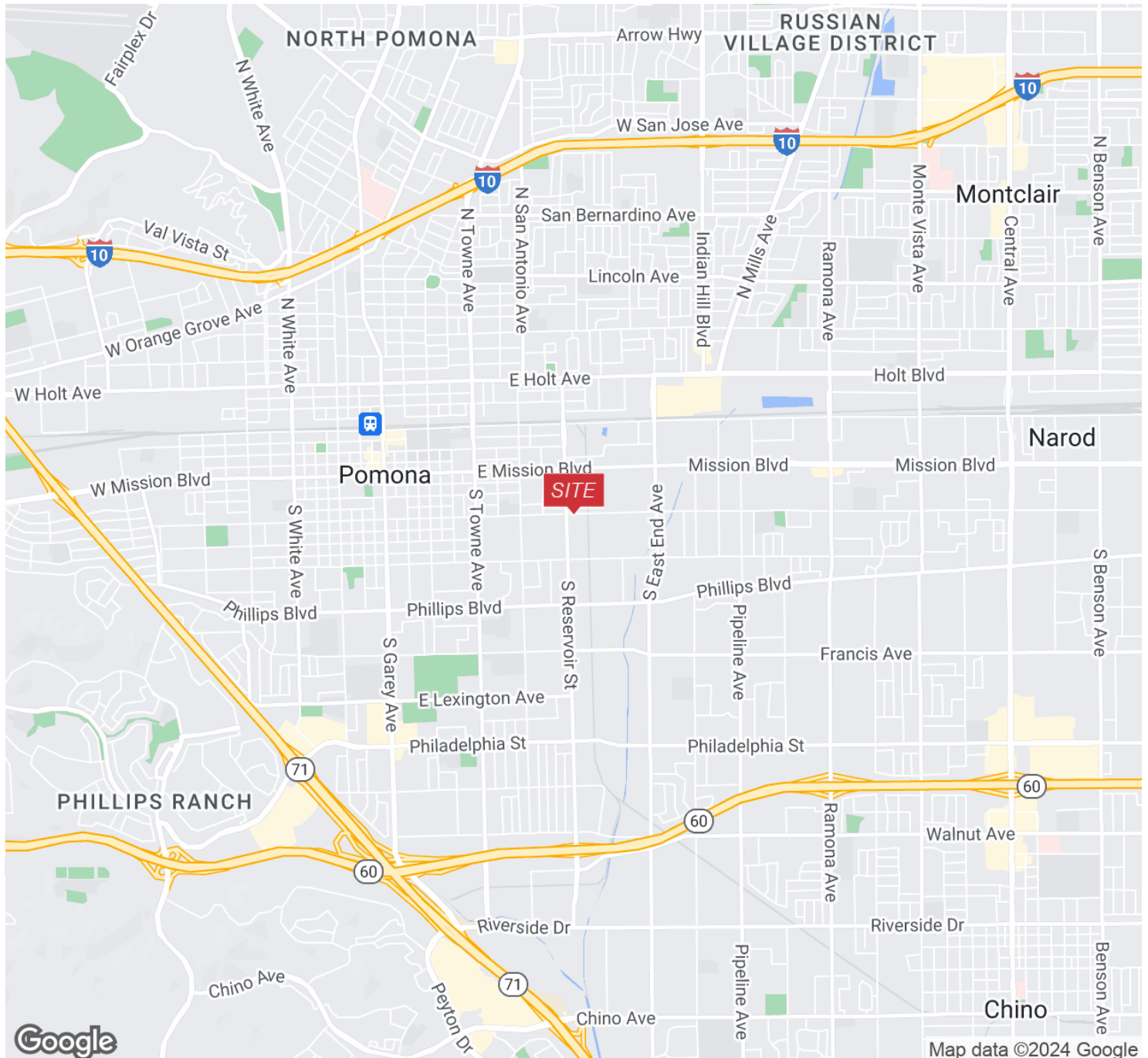




**Richard Lee, SIOR**  
Executive Vice President  
909.243.7601  
rlee@naicapital.com  
CA DRE #01757870

**Nicholas Chang, CCIM, SIOR**  
Executive Vice President  
909.243.7614  
nchang@naicapital.com  
CA DRE #01344844

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474



**Richard Lee, SIOR**  
Executive Vice President  
909.243.7601  
rlee@naicapital.com  
CA DRE #01757870

**Nicholas Chang, CCIM, SIOR**  
Executive Vice President  
909.243.7614  
nchang@naicapital.com  
CA DRE #01344844

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474