

# FOR SALE

## ±19,200 SF LEASED INVESTMENT OPPORTUNITY

320 & 360 E. Bonita Ave., Pomona, CA



### PROPERTY FEATURES

- ±19,200 SF Leased Industrial Building (Divisible into Four Units)
- Two Long-Term Tenants Currently In-Place
- 1031 Exchange Opportunity
- Four (4) Ground Level Doors
- 1.87/1,000 SF Parking Ratio
- Fire Sprinklers
- Recently Rehabbed
- Close Proximity to the 10, 210 & 57 Freeways



#### RYAN MILLER

Senior Vice President  
909.545.8010  
ryanmiller@voitco.com  
Lic. #01843217

#### MATTHEW EDDY

Senior Vice President  
323.922.5899  
meddy@lee-associates.com  
Lic. #01844956

**Voit**  
REAL ESTATE SERVICES

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

3280 E. Guasti Road, Suite 100, Ontario, CA 91761 • 909.545.8000 • 909.354.3253 Fax

www.VoitCo.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2022 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.



# FOR SALE

## ±19,200 SF LEASED INVESTMENT OPPORTUNITY

320 & 360 E. Bonita Ave., Pomona, CA

AERIAL



### RYAN MILLER

Senior Vice President  
909.545.8010  
ryanmiller@voitco.com  
Lic. #01843217

### MATTHEW EDDY

Senior Vice President  
323.922.5899  
meddy@lee-associates.com  
Lic. #01844956

**Voit**  
REAL ESTATE SERVICES

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

3280 E. Guasti Road, Suite 100, Ontario, CA 91761 • 909.545.8000 • 909.354.3253 Fax

[www.VoitCo.com](http://www.VoitCo.com)

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2022 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.