

60

71

Colliers

Active Trucking C.U.P. in Place!



For Lease

±8.19 Acres

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REALTERM

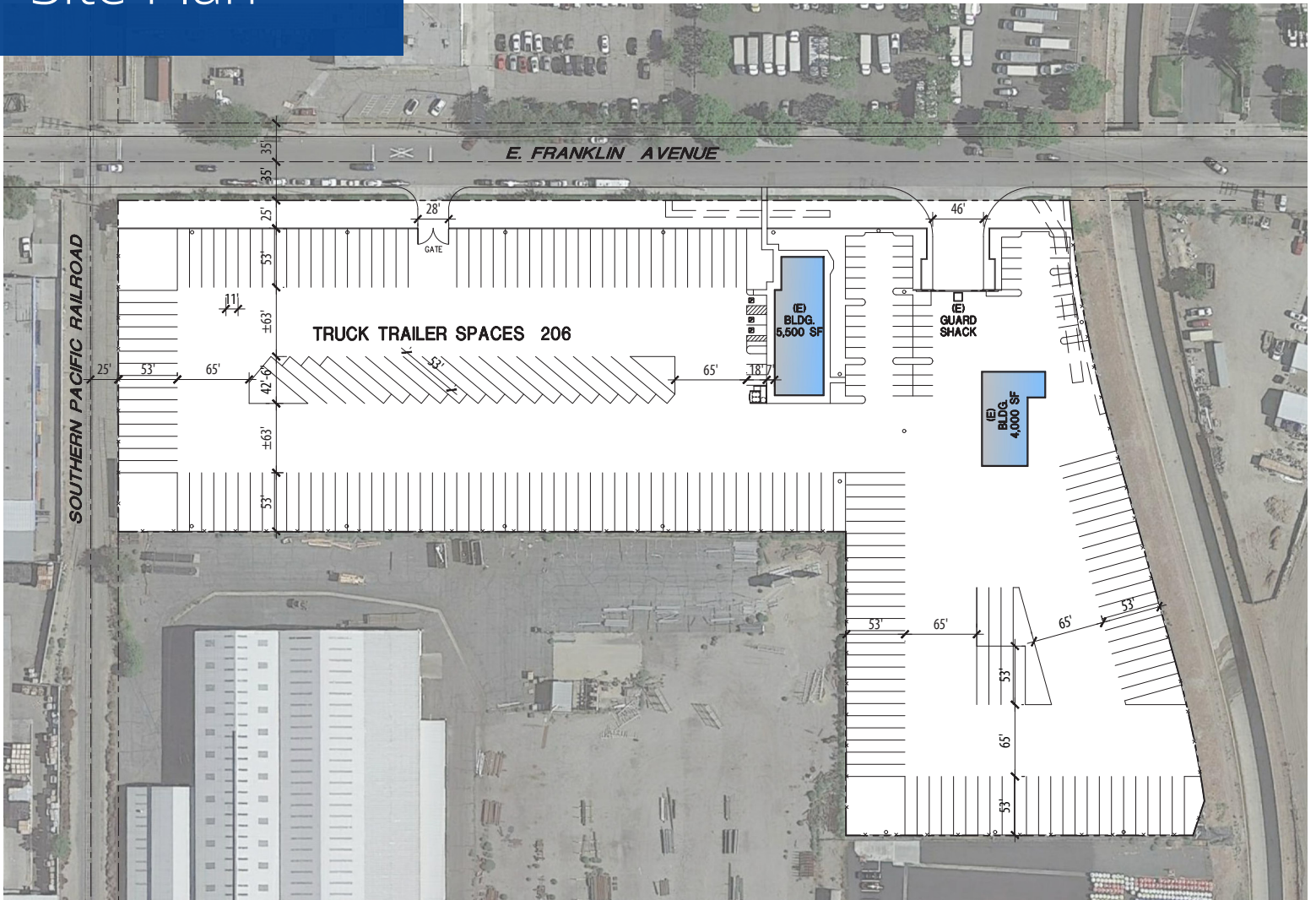
1408 E. Franklin Ave
Pomona, CA

Site Highlights

- 8.19-acre truck and trailer storage yard
- fully permitted
- 206 trailer stalls
- Fully paved, lit, and secured
- 5,500 SF office building
- 4,000 SF shop building
- M-2 General Industrial Zoning
- Immediate access to 60-Freeway via Reservoir St.
- Available for immediate occupancy
- Call brokers to tour

Site Plan

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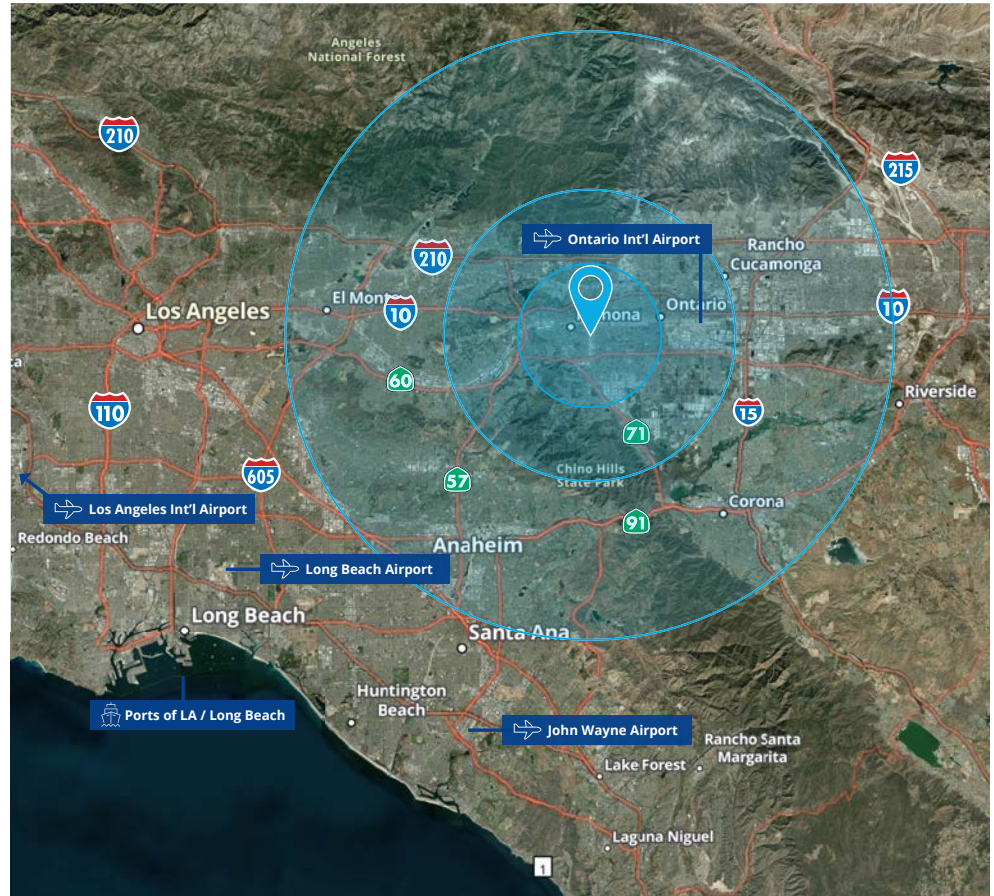
Property Photos

REALTERM



Key Distances

60 Freeway	1.4 miles
71 Freeway	2.3 miles
10 Freeway	3.5 miles
57 Freeway	6.5 miles
Ontario Int'l Airport	8.0 miles
LAX	48 miles
Long Beach Airport	43 miles
Ports of LA/Long Beach	50 miles
John Wayne Airport	35 miles



Demographics	5 Mile Radius	10 Mile Radius	20 Mile Radius
Total Population	436,179	1,055,408	3,812,298
Total Employees	183,077	486,333	1,712,500
2000-2022 Growth Rate	5.0%	12.4%	13.1%
Median Household Income	80,617	91,795	91,876
Current Total Households	129,863	329,831	1,157,249

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