

FOR SUBLEASE

±15,138 SF INDUSTRIAL BUILDING

3198 Factory Dr
Pomona, CA 91768



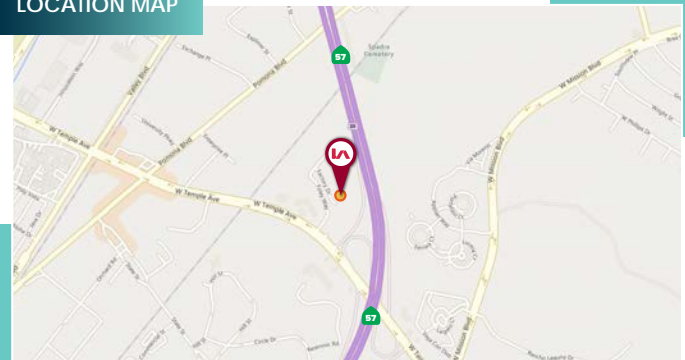
PROPERTY HIGHLIGHTS

- ▶ 1,665 SF Office
- ▶ Freestanding, with Private Fenced Yard Area
- ▶ Two (2) Dock High Loading Positions (Located on an External Ramp Platform in Yard)
- ▶ 3 Ground/Grade Level Loading Doors
- ▶ 16' Clear Height
- ▶ Large Private Fenced Yard Area
- ▶ 400Amps, 240-480Volts, 3 Phase, 4 Wire
- ▶ 40 Parking Spaces
- ▶ Sublease Term Expires June 30, 2026
- ▶ Longer Term Possible

PROPERTY AERIAL



LOCATION MAP



BEN FUKUKURA

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ADDITIONAL PHOTOS



DOCK HIGH EXTERNAL RAMP



LARGE PRIVATE FENCED YARD AREA



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