

**8.19 AC. FOR
SALE/LEASE**

REALTERM



CLASS-A TRUCK & TRAILER YARD

8.19 ACRES | 1408 E. Franklin Ave, Pomona, CA 91766



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PROPERTY OVERVIEW

Class-A truck and trailer yard

Colliers is pleased to offer a rare infill truck and trailer yard for sale or lease. This highly functional facility is one of the few remaining infill sites with permits for trucking and trailer storage. The terminal is situated on 8.19 acres and has direct access to the SR-60, 71, and 10 Freeways. There are two points of ingress and egress which facilitates excellent truck circulation. The property meets the need for transportation users seeking locations in close proximity to the greater Los Angeles submarkets.

- » 206 - 53' trailer parking stalls
- » Asphalt paved with state-of-the-art LED lighting.
- » Screen wall, fencing, and landscape buffers
- » Guard shack with controlled site access
- » 5,648 SF office building consisting of private offices, restrooms, break room, and driver's lounge.
- » 3,900 SF single-bay drive-thru maintenance building.

Property	8.19-Acre truck and trailer storage yard - fully permitted
Trailer Stalls	206 / 53' trailer parking stalls
Site	Fully paved, lit, and secured
Lighting	New LED lighting throughout yard area
Office Building	5,648 SF
Maintenance Building	3,900 SF, single bay
Storm Drain	New underground storm water management system.
Guard Shack	Guard shack with automated gate
Zoning	M-2 General Industrial
Location	Immediate access to 60 Freeway via Reservoir Street
Pricing	Contact brokers

SITE PLAN

1408 E. Franklin Ave
Pomona, CA 91766



Two points of ingress & egress.



Asphalt paved, lit, and secured yard.



Fully permitted for truck and trailer storage



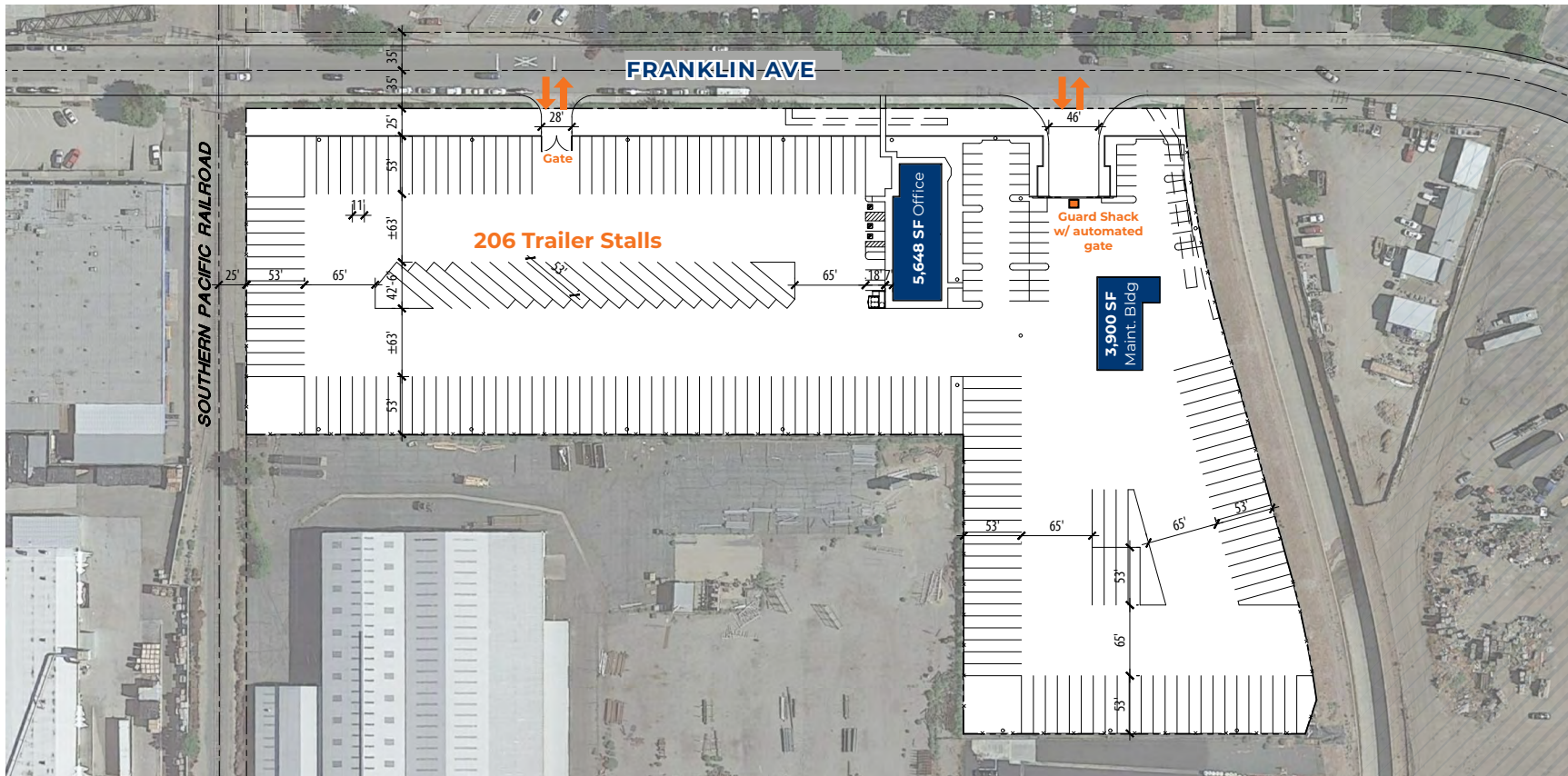
5,648 SF office building & 3,900 SF maintenance building.



Screen wall, fencing, and landscape buffers



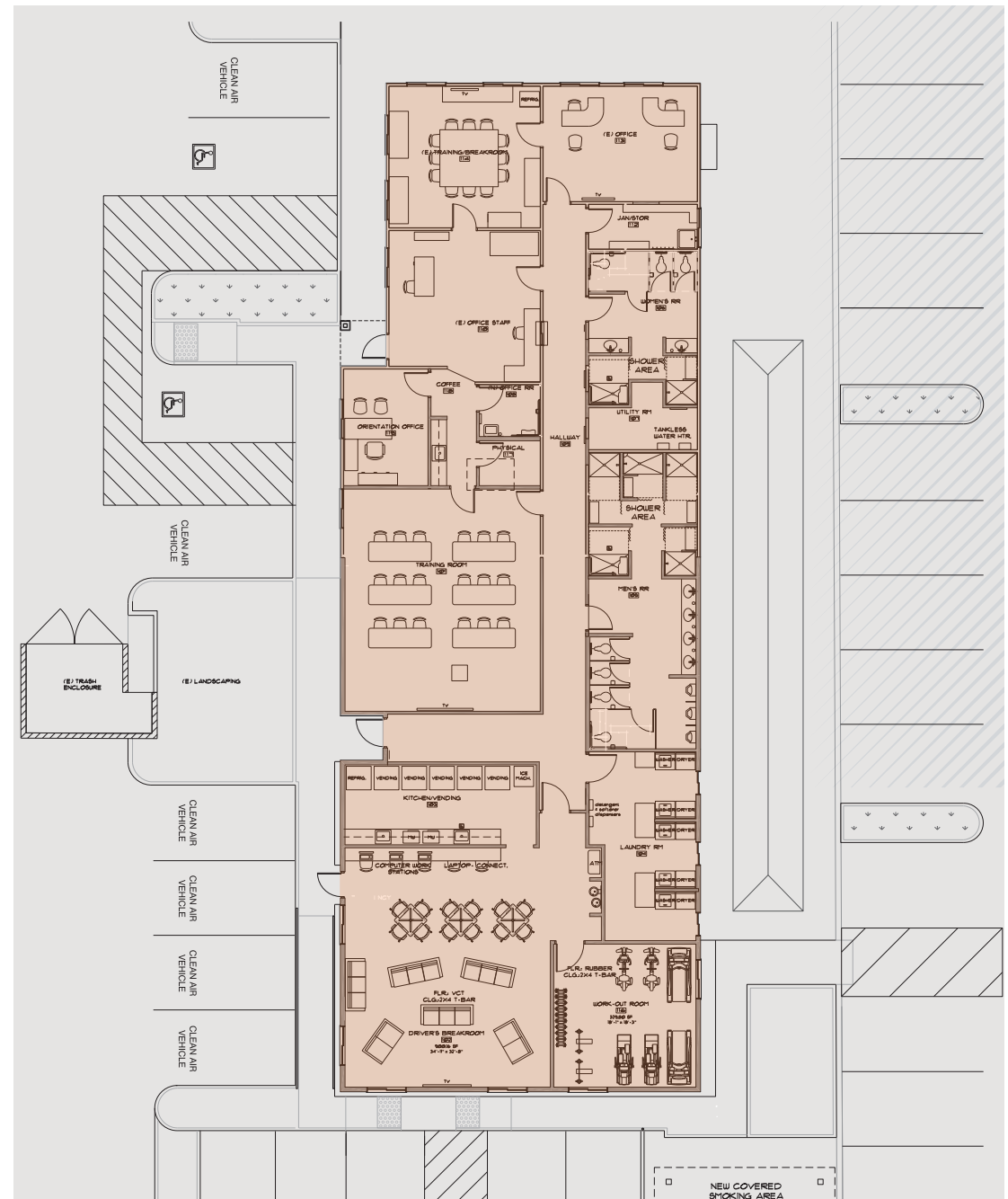
Immediate access to 60, 71, and 10 Freeways



OFFICE BUILDING

5,648 SF

- » **5 Private offices**
- » **In-place showers**
- » **Washer/dryer hookups**
- » **Driver's breakroom** with separate office and truck bathrooms
- » **Workout room**

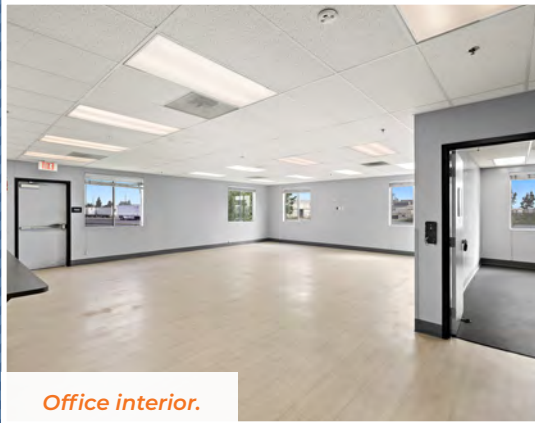


MAINTENANCE FACILITY

3,900 SF

- » Single-bay drive-thru maintenance building
- » 20' minimum clearance
- » Office & restroom
- » Clear span





Office interior.



Office interior.



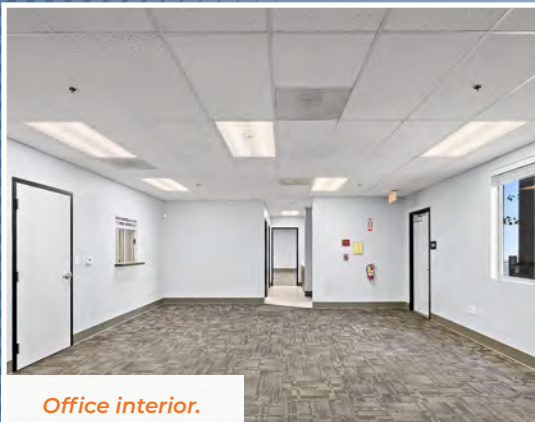
Gated and secured site.



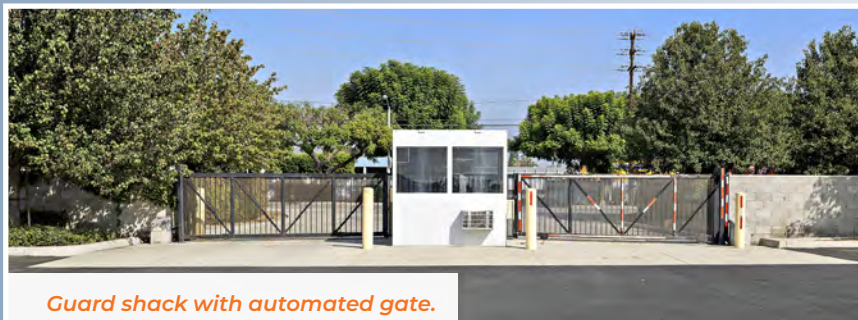
±206 trailer parking stalls.



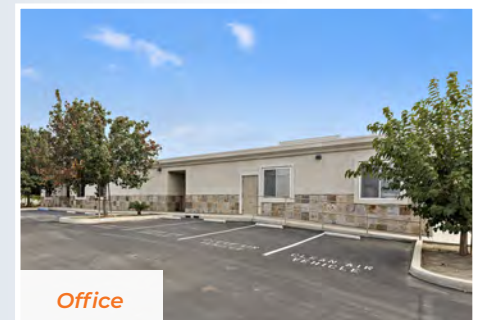
Fully permitted truck and trailer storage yard.



Office interior.

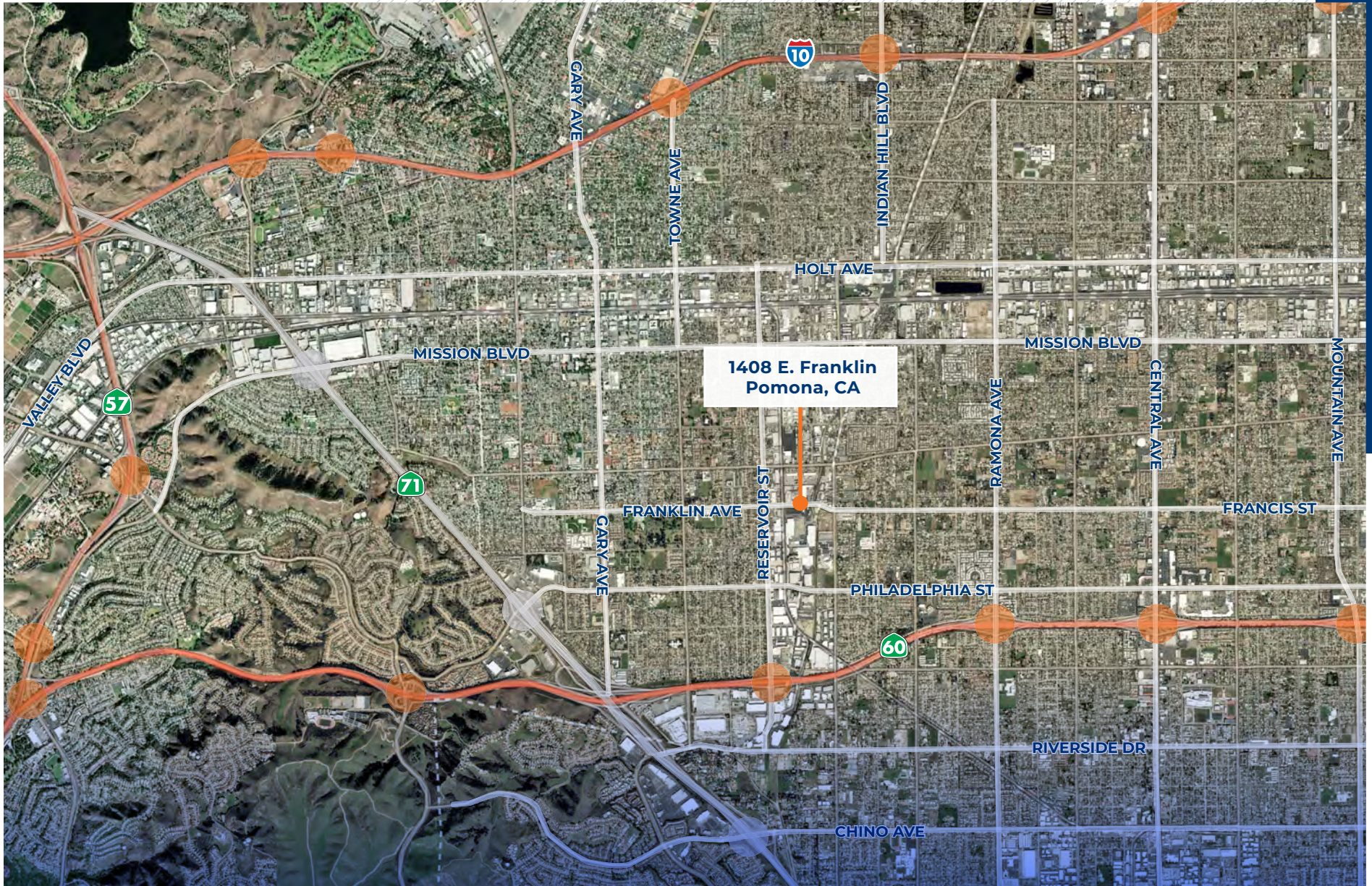


Guard shack with automated gate.

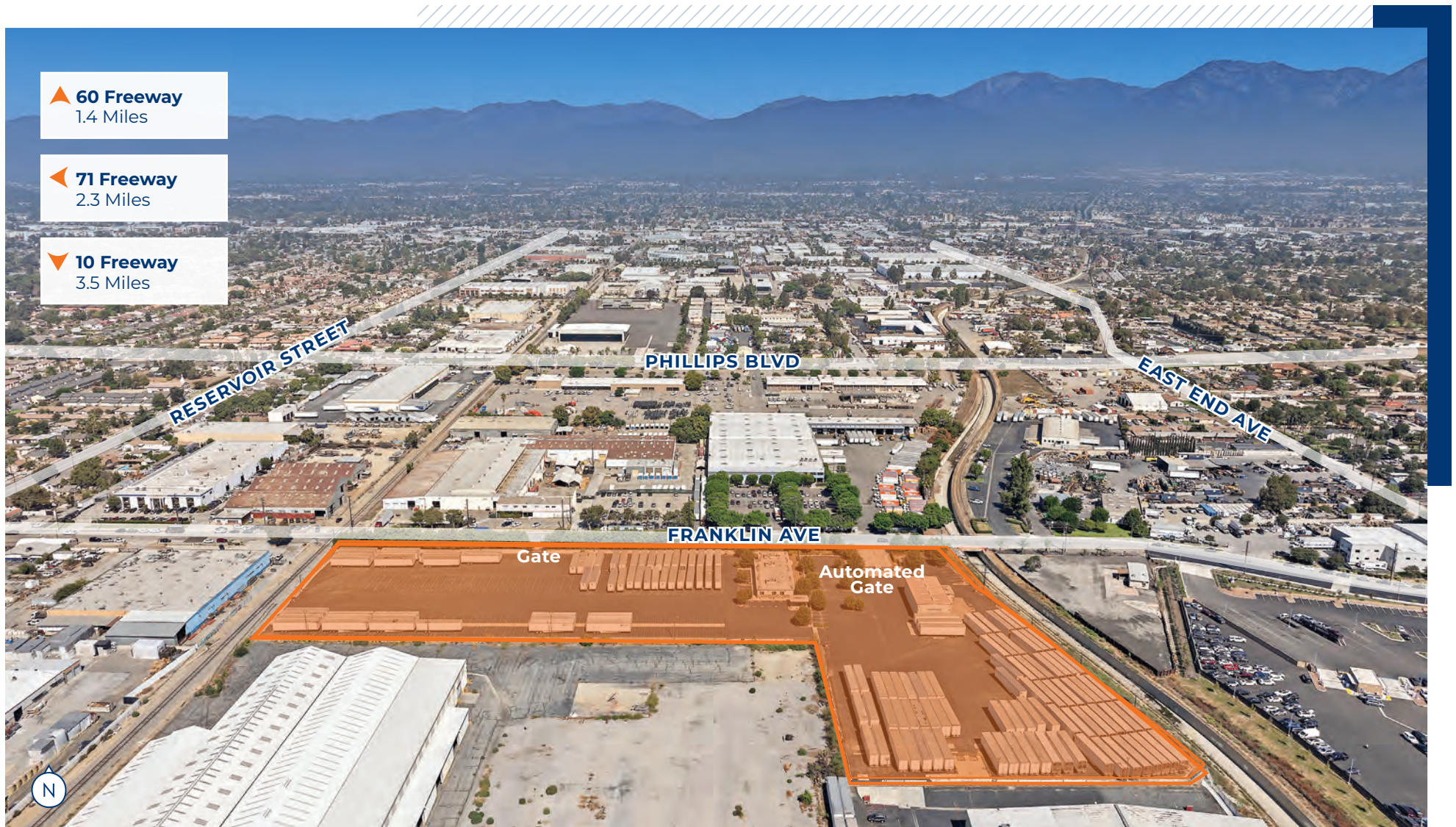


Office

LOCATION



SITE ACCESS



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

Los Angeles Int'l Airport

48 Miles

Long Beach Airport

43 Miles

Ports of LA/Long Beach

50 Miles

John Wayne Airport

35 Miles



For more information, contact:

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