

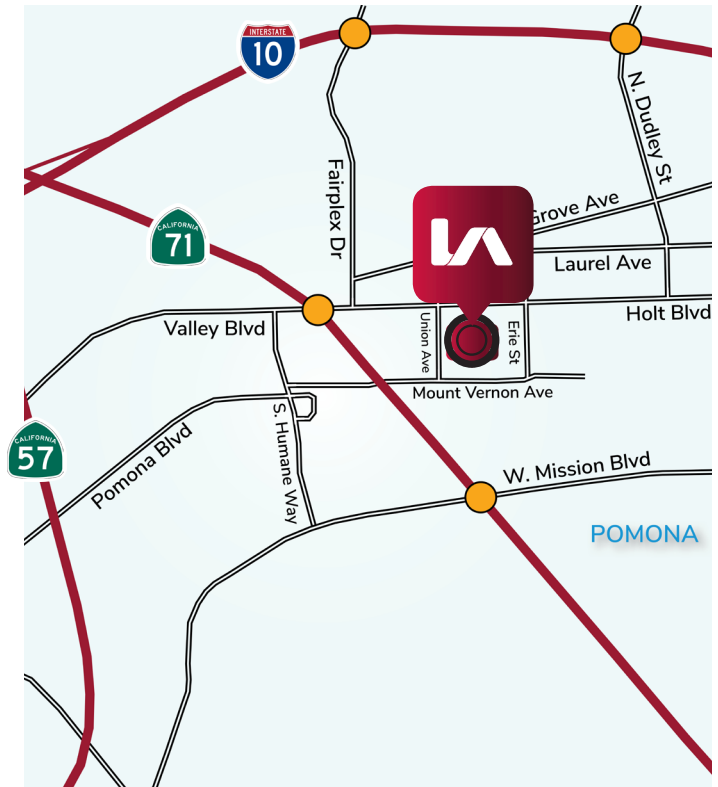
**FOR LEASE**  
±31,755 SF AVAILABLE

**1929 MT. VERNON AVENUE**  
**POMONA, CA**

**LEASE RATE  
REDUCED  
NO CAM**



- Double Interior Truck Well (Door is 24'x15')
- Two Story Office: ±5,530 SF
- 21' Minimum Clear Height
- 800 AMP, 277/480, 3 Phase Electric Service
- .45 GPM/3000 SF Calculated Fire Sprinkler System
- 2 (14'x14') Ground Level Doors
- Fully Fenced Business Park
- 2005 Construction
- Excellent Access to the CA-71, CA-57, I-10 and CA-60 Freeways



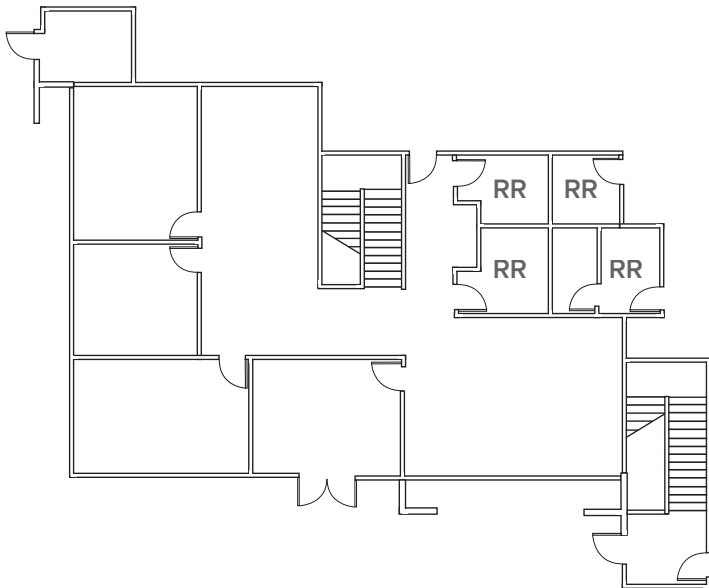
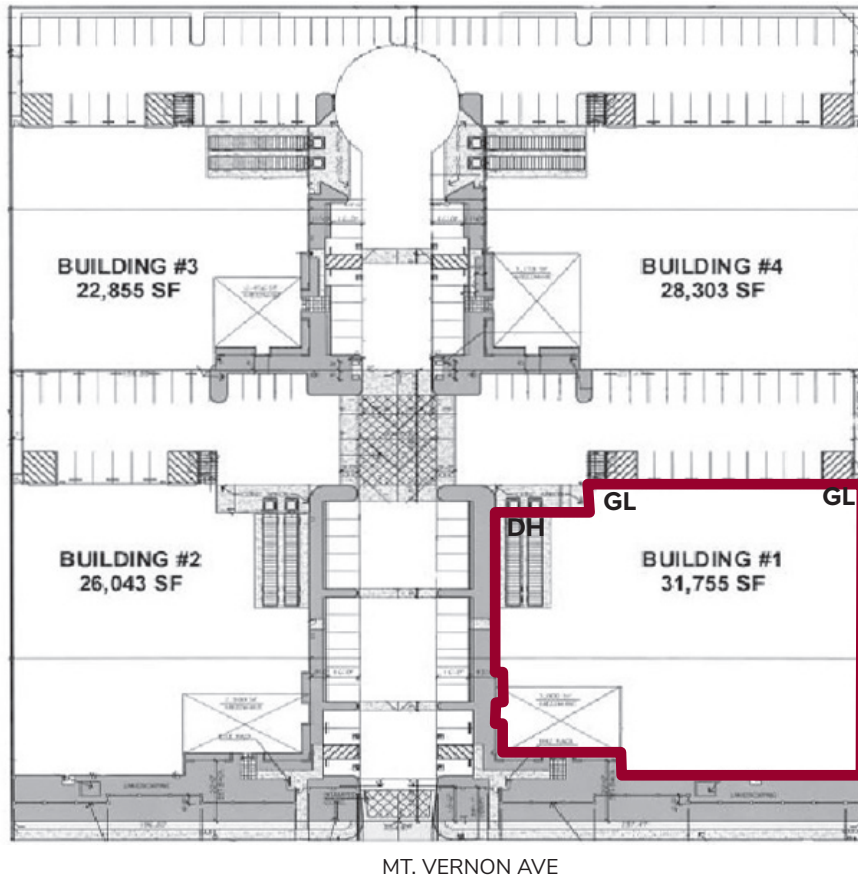
**TODD LAUNCHBAUGH**  
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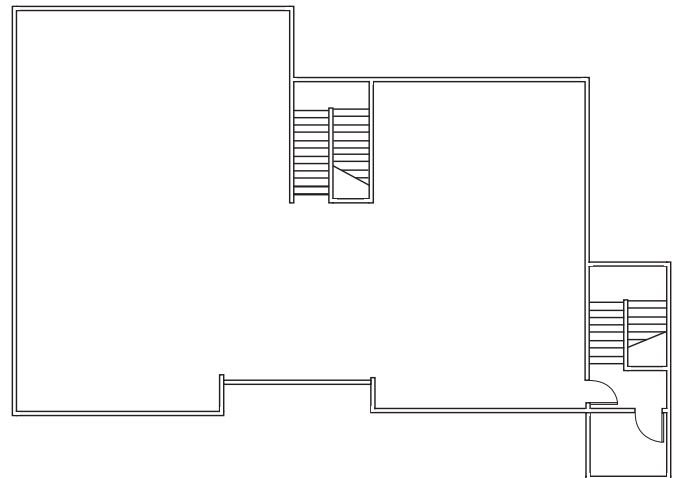
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
Corporate ID: 00976995

**FOR LEASE**  
**±31,755 SF AVAILABLE**

**1929 MT. VERNON AVENUE**  
**POMONA, CA**



**FIRST FLOOR**  
OFFICE



**SECOND FLOOR**  
OFFICE

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