

**Available SF** 6,628 SF

**Industrial For Lease**
**Building Size** 6,628 SF

**Address:** 2426 Rosemead Blvd, South El Monte, CA 91733

**Cross Streets:** Rosemead Blvd/Klingerman St

 Excellent Location For Retail or Wholesale Use  
 Recently Refurbished/Fenced Yard

<b>Lease Rate/Mo:</b>	\$7,225	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	500 SF / 1
<b>Lease Rate/SF:</b>	\$1.09	<b>Clear Height:</b>	14'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	2 / 14'x12'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	6,628 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	6,628 SF	<b>A: 400 V: 240/480 O: 3 W: 3</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>		<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Submit	<b>Const Status/Year Blt:</b>	Existing	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 13 / Ratio: 2.0:1</b>		<b>Vacant:</b>	No
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced / Paved	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	West SGV
<b>Zoning:</b>				<b>APN#:</b>	8102-038-032

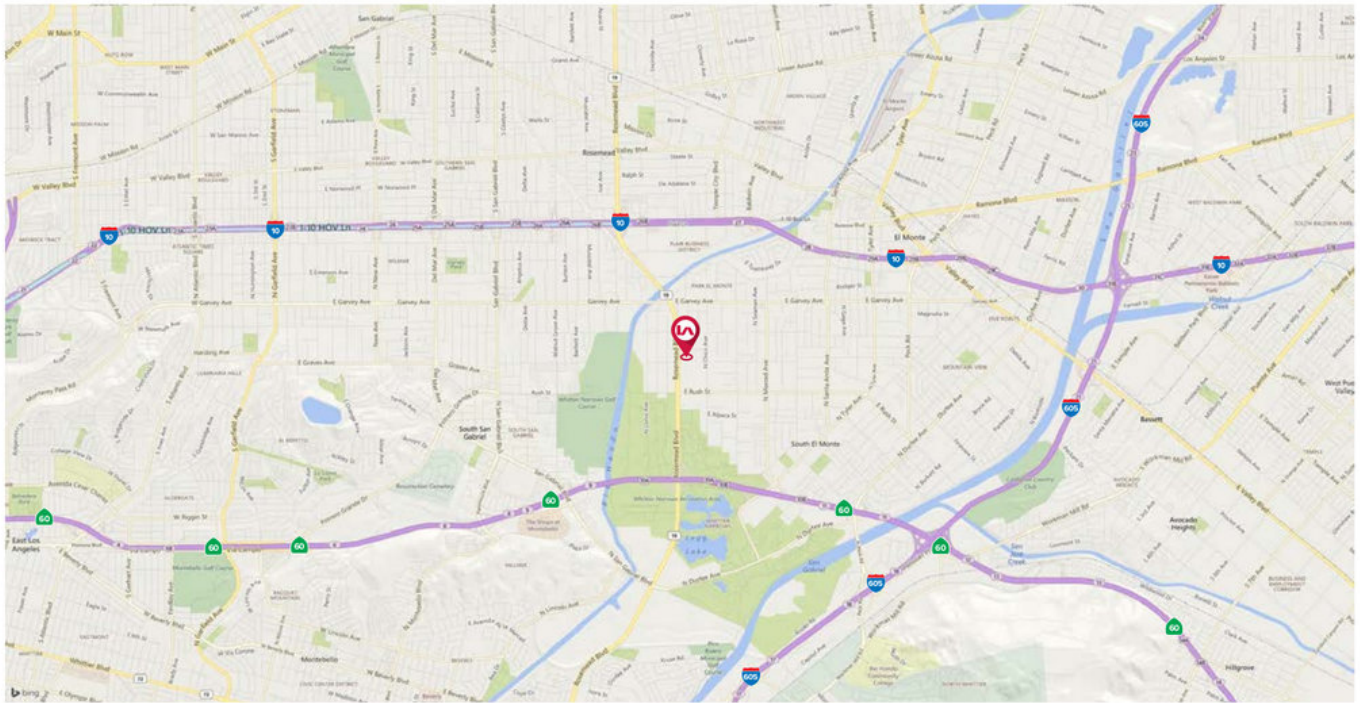
**Listing Company:** Lee & Associates

**Agents:** [Jeffrey Bethel 562-568-2002](mailto:JBethel@Lee-Associates.com)
**Listing #:** 24265655

**Listing Date:** 02/19/2020

**FTCF:** CB250N000S000/A0AA

**Notes:** Call Broker For Commission Information. Year Blt: TBD. Please verify all information.



**Property Site Plan**

