

Available SF 45,805 SF

Industrial For Sale

Building Size 45,805 SF



Address: 573 Monterey Pass Rd, Monterey Park CA 91754
Cross Streets: Garvey Ave / Monterey Pass Rd.

2 Unit Building
One Unit Leased
Buyer Can Occupy 25,805 SF
Rooftop Parking
4 Dock Positions

Sale Price: \$8,657,145
Sale Price/SF: \$189.00
Available SF: 45,805 SF
Prop Lot Size: 2.25 Ac / 98,010 SF
Taxes: \$80,622 / 2019
Yard: No
Zoning: MPM

Sprinklered: Yes
Clear Height: 14'
GL Doors/Dim: 2
DH Doors/Dim: 4
A: 600 **V:** 240 **O:** 3 **W:** 3
Construction Type: Tilt-wall
Const Status/Year Bilt: Existing / 1957

Whse HVAC: No
Parking Spaces: 75 / **Ratio:** 1.64:1,000
Rail Service: No
Specific Use:

Office SF / #: 10,618 SF
Restrooms: 5
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call Broker
Market/Submarket: LA East
APN#: 5254-018-038

Listing Company: Lee & Associates - Industry
Agents: Michael Lee 562.568.2018
Listing #: AIR CRE Use Only
Notes: Buyer to Verify All Info.

Listing Date: AIR CRE Use Only

FTCF: CB000N000S250 / A0AA

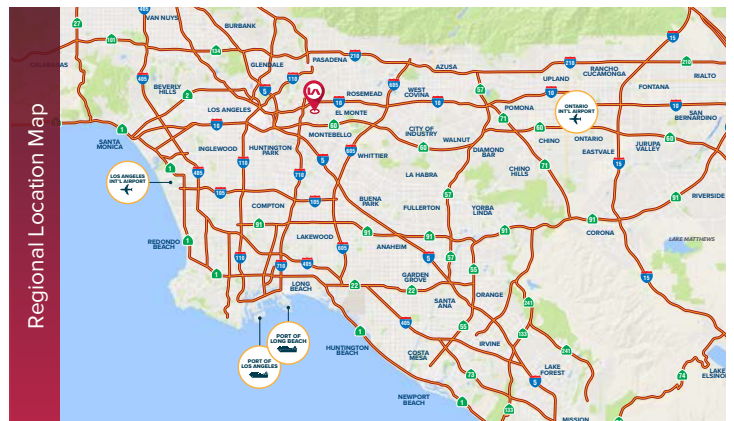
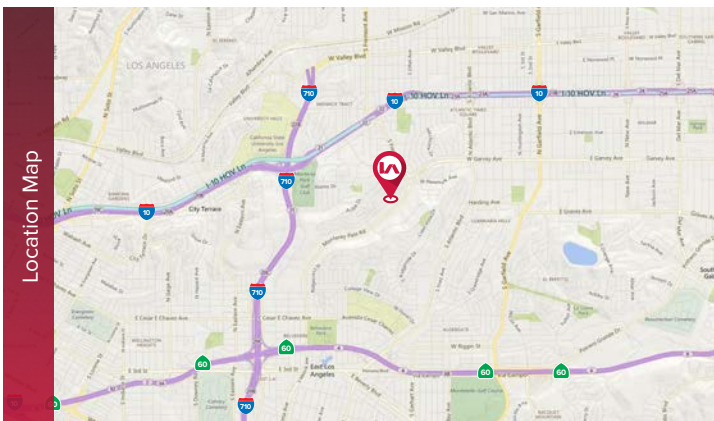
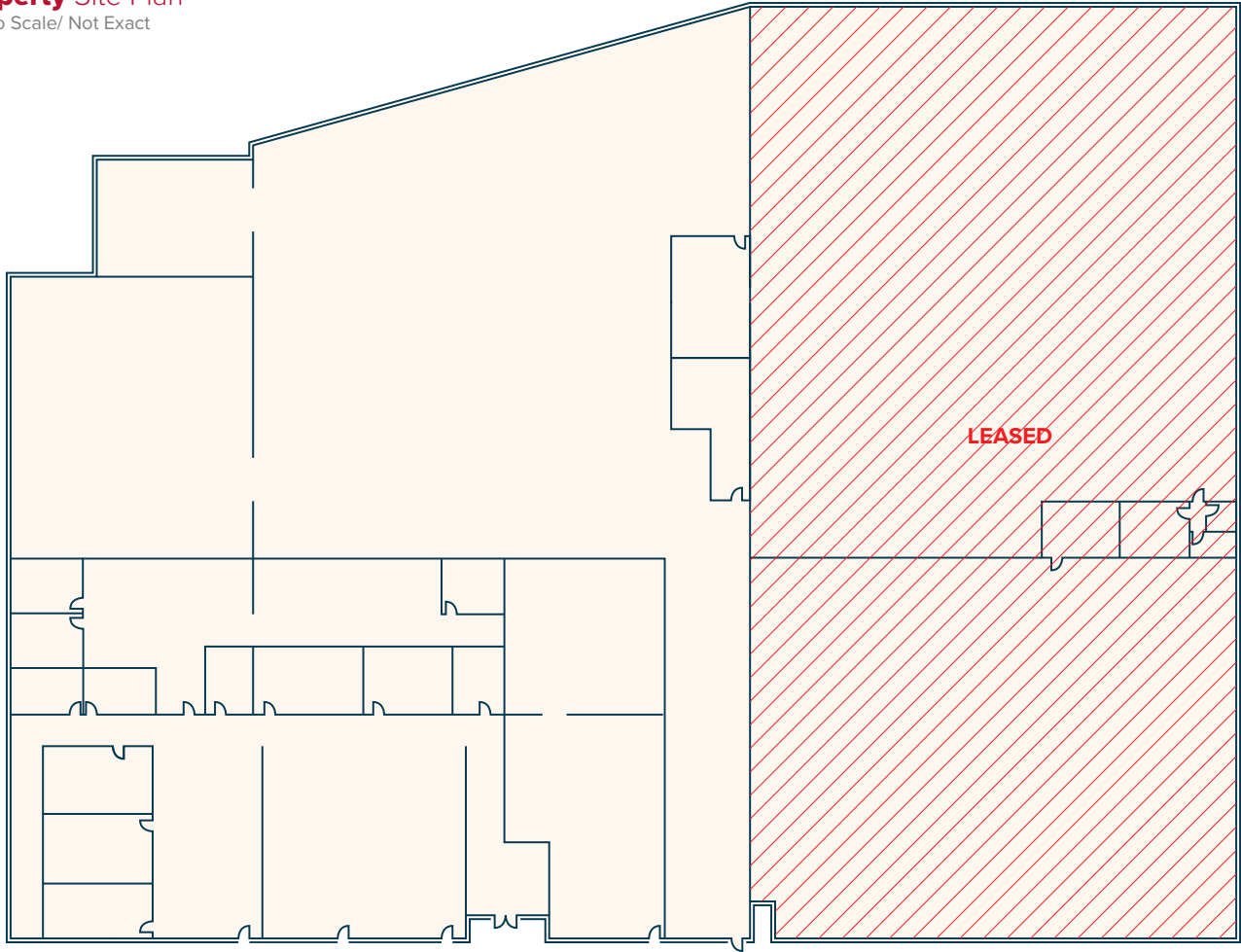
For Sale

±45,805 Sq. Ft. Two (2) Unit Industrial Building



Property Site Plan

Not To Scale/ Not Exact



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



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Available SF 18,000 SF

Industrial For Lease

Building Size 45,805 SF



Property Name:

Address:

573 Monterey Pass Rd, Monterey Park, CA 91754

Cross Streets:

Monterey Pass Rd / Garvey Ave

Part Of Larger Building
2 Docks Can Be Available
Short Term OK

Lease Rate/Mo:	\$17,100	Sprinklered:	Yes	Office SF / #:	2,235 SF
Lease Rate/SF:	\$0.95	Clear Height:	14'	Restrooms:	2
Lease Type:	Gross / Op. Ex.	GL Doors/Dim:	1	Office HVAC:	
Available SF:	18,000 SF	DH Doors/Dim:	2	Finished Ofc Mezz:	0 SF
Minimum SF:	18,000 SF	A: 600 V: 240 O: 3 W: 3		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Tilt-wall	Unfinished Mezz:	0 SF
Term:		Const Status/Year Bit:	Existing	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	30 Days
Sale Price/SF:	NFS	Parking Spaces: 18 / Ratio: 1.00:1,000		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call Broker
Yard:		Specific Use:	Warehouse/Distribution	Market/Submarket:	LA East
Zoning:	MPM			APN#:	5254-018-038

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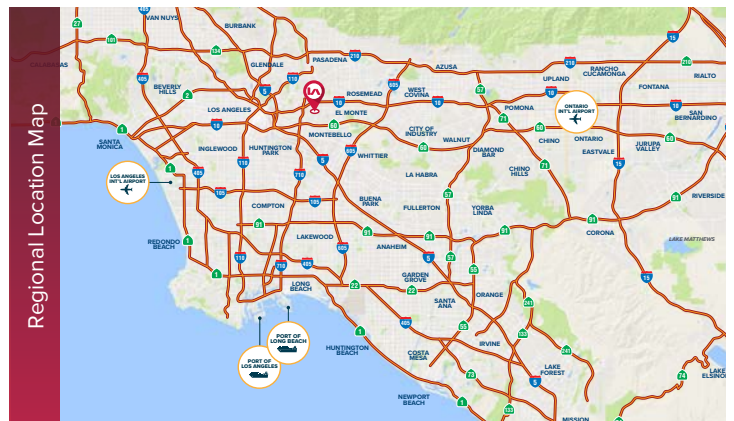
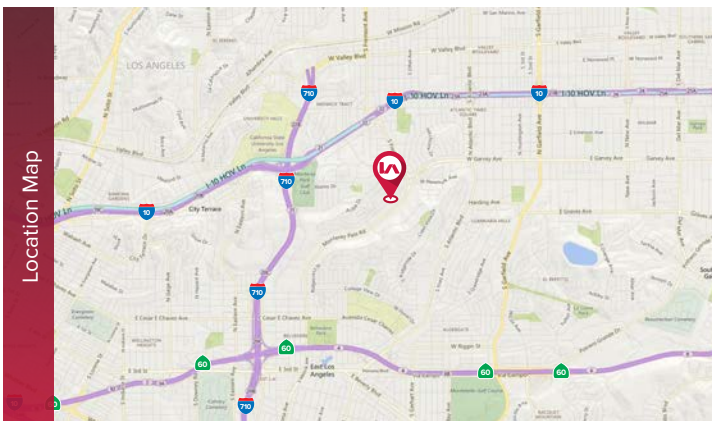
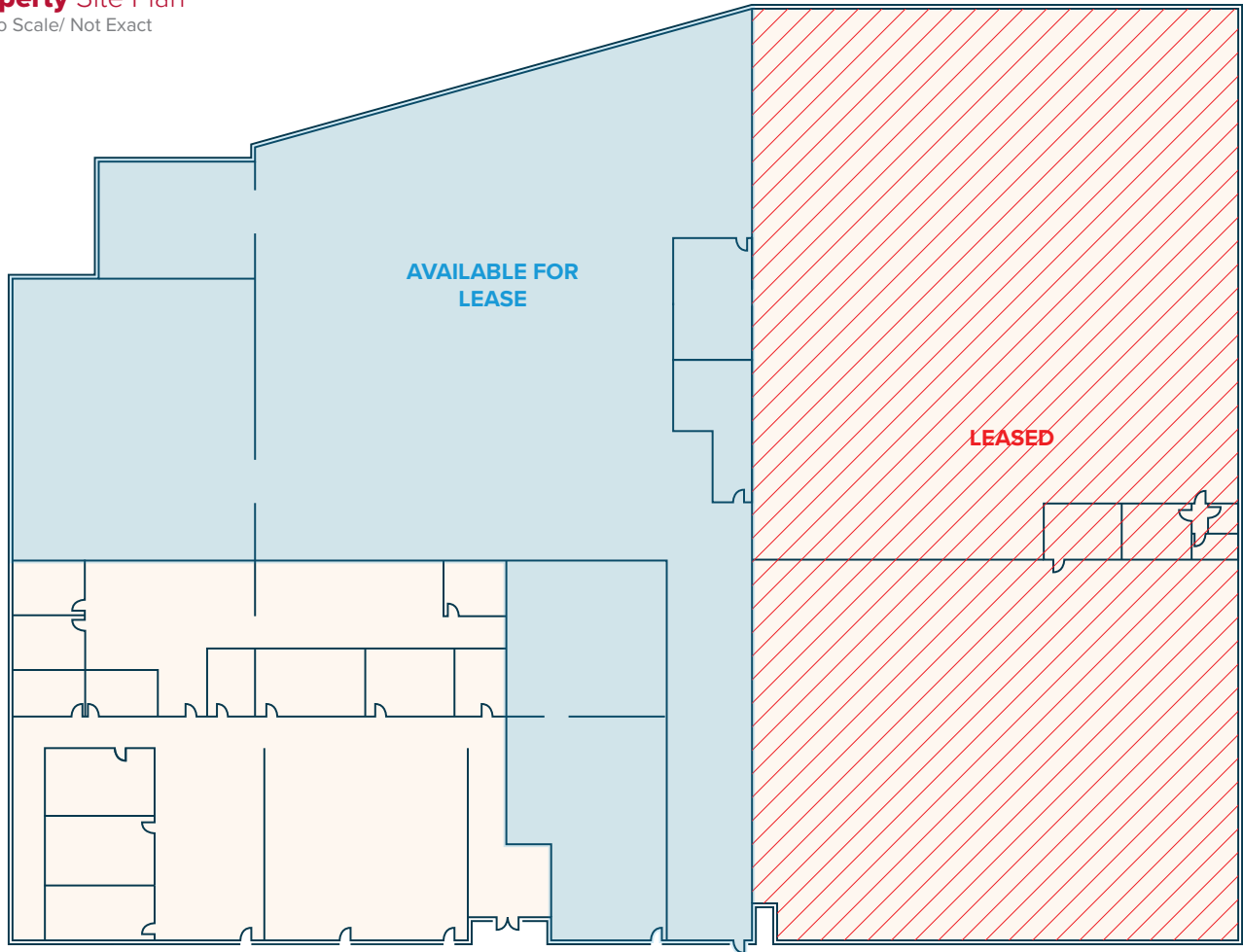
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Notes: Tenant to Verify Details. Warehouse Area Has Unpermitted Temperature Control System.

For Lease
±18,000 Square Foot.

Property Site Plan
Not To Scale/ Not Exact



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