

Available SF 6,820 SF

Industrial For Lease

Building Size

20,752 SF



**Address:** 611-623 W. Olympic Blvd, Unit 617, Montebello, CA 90640

**Cross Streets:** W. Olympic Bl / Greenwood Ave

Large Fenced Yard  
Excellent Multi-Purpose Industrial Space  
1,196 SF Office, Ground Level Doors

<b>Lease Rate/Mo:</b>	\$6,479	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	1,196 SF
<b>Lease Rate/SF:</b>	\$0.95	<b>Clear Height:</b>	14'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross / Op. Ex:	<b>GL Doors/Dim:</b>	2	<b>Office HVAC:</b>	A/C Only
<b>Available SF:</b>	6,820 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	6,820 SF	<b>A: 100 V: 120-240 O: 3 W: 3</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Concrete	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3 to 5 Years	<b>Const Status/Year Blt:</b>	Existing / 1962	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	04/01/20
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 5 / Ratio: 0.73:1,000</b>		<b>Vacant:</b>	No
<b>Taxes:</b>	\$2,100 / 2019	<b>Rail Service:</b>	No	<b>To Show:</b>	Call Broker
<b>Yard:</b>	Fenced / Paved	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	LA Central
<b>Zoning:</b>	M1			<b>APN#:</b>	6349-015-007

**Listing Company:** Lee & Associates - Commerce

**Agents:** Jeff Hubbard 323.767.2037

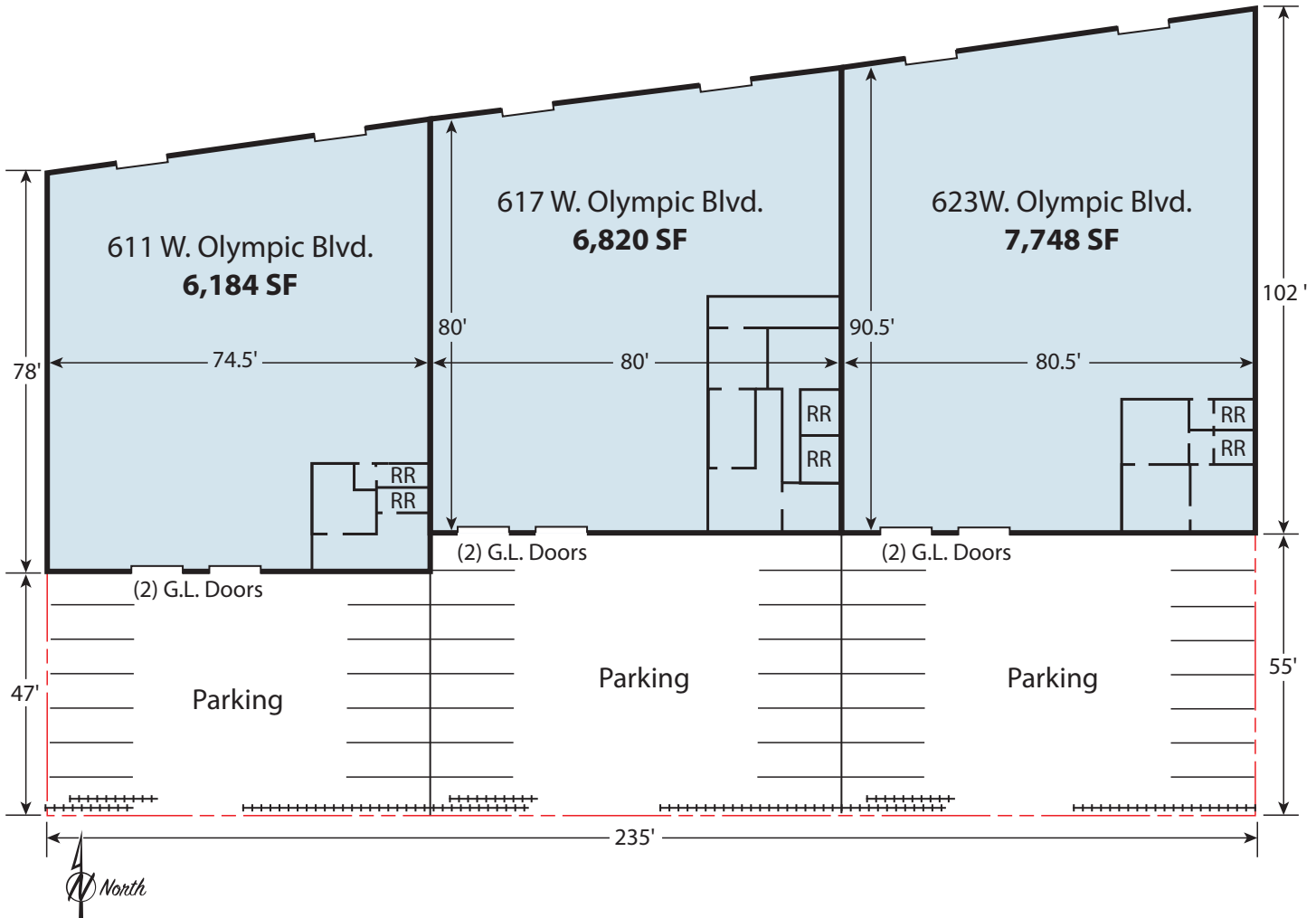
**Listing #:** AIR CRE Use Only

**Listing Date:** AIR CRE Use Only

**FTCF:** CB000N000S000 / A0AA

**Notes:** Please Verify All Information Herein As Broker Does Not Warrant It's Accuracy. Large Yard, Property Lot Size: POL.

# 611-623 W. Olympic Blvd., Montebello, CA



Contact Exclusive Agent:

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Principal

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The information contained herein is from sources we believe to be reliable but, we do not guarantee its accuracy. All measurements & dimensions are approximations and are not to scale. Clients are encouraged to verify their accuracy.