

Available SF 2,925 SF

Industrial For Sublease

Building Size

169,572 SF



Property Name:

Tri-Star Business Park

Address:

1900 Tyler Ave, Unit O, South El Monte, CA 91733

Cross Streets:

Rush St. / Tyler Ave.

Easy Access to 60, 605, 10 Freeways
 Professionally Managed Industrial Park
 Flexible Lease Terms
 No Common Area Charges

Lease Rate/Mo:	\$3,217	Sprinklered:	No	Office SF / #:	250 SF
Lease Rate/SF:	\$1.10	Clear Height:	14'	Restrooms:	2
Lease Type:	Gross / Op. Ex:	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	2,925 SF	DH Doors/Dim:		Finished Ofc Mezz:	0 SF
Minimum SF:	2,925 SF	A: V: O: W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Tilt-wall	Unfinished Mezz:	0 SF
Term:		Const Status/Year Blt:	Existing / 1974	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 4 / Ratio:	1.37:1,000	Vacant:	Yes
Taxes:	\$105,943 / 2019	Rail Service:	No	To Show:	Call Broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	LA East
Zoning:				APN#:	8114-019-019

Listing Company: Lee & Associates - Commerce, Inc.

Agents: Michael Tsaparian 323.767.2111, Peter Bacci 323.767.2022

Listing #: AIR CRE Use Only

Listing Date: AIR CRE Use Only

FTCF: CB000N000S000 / A0AA

Notes: Call Brokers For Commission Information. Additional Broker Contact: Steve R. Espinoza Cell: 562.457.7746, Email: sespinoza@lee-associates.com. Broker Does Not Warrant The Accuracy Of The Information Provided. Sublessee Must Verify All Information.