

**±79,055 SF**  
INDUSTRIAL BUILDING  
**FOR SALE/LEASE**

**7733**  
**TELEGRAPH**  
• ROAD •

MONTEBELLO, CA 90640

GAGE RD

TELEGRAPH RD

**LA** LEE &  
ASSOCIATES  
LA INDUSTRIAL GROUP

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# ±79,055 SF INDUSTRIAL BUILDING FOR SALE/LEASE

# 7733 TELEGRAPH ROAD MONTEBELLO, CA 90640

#### PROPERTY HIGHLIGHTS

- Tallest Visible Pylon Sign on Santa Ana (5) Freeway
- 7,300 SF Retail Store/Showroom
- 18'-20' Clearance
- Immediate Access to Santa Ana (5) Freeway
- Offices can be Converted to Warehouse

#### PRICING SUMMARY

- Sale Price: \$17,392,100 (\$220 PSF)
- Lease Rate: \$59,291/Mo (\$0.75 PSF/Mo)

#### FOR MORE INFORMATION, PLEASE CONTACT

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CLICK HERE TO VIEW  
**DRONE VIDEO**



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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**LEE & ASSOCIATES**  
LA INDUSTRIAL GROUP

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PROPERTY PHOTOS



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PROPERTY PHOTOS

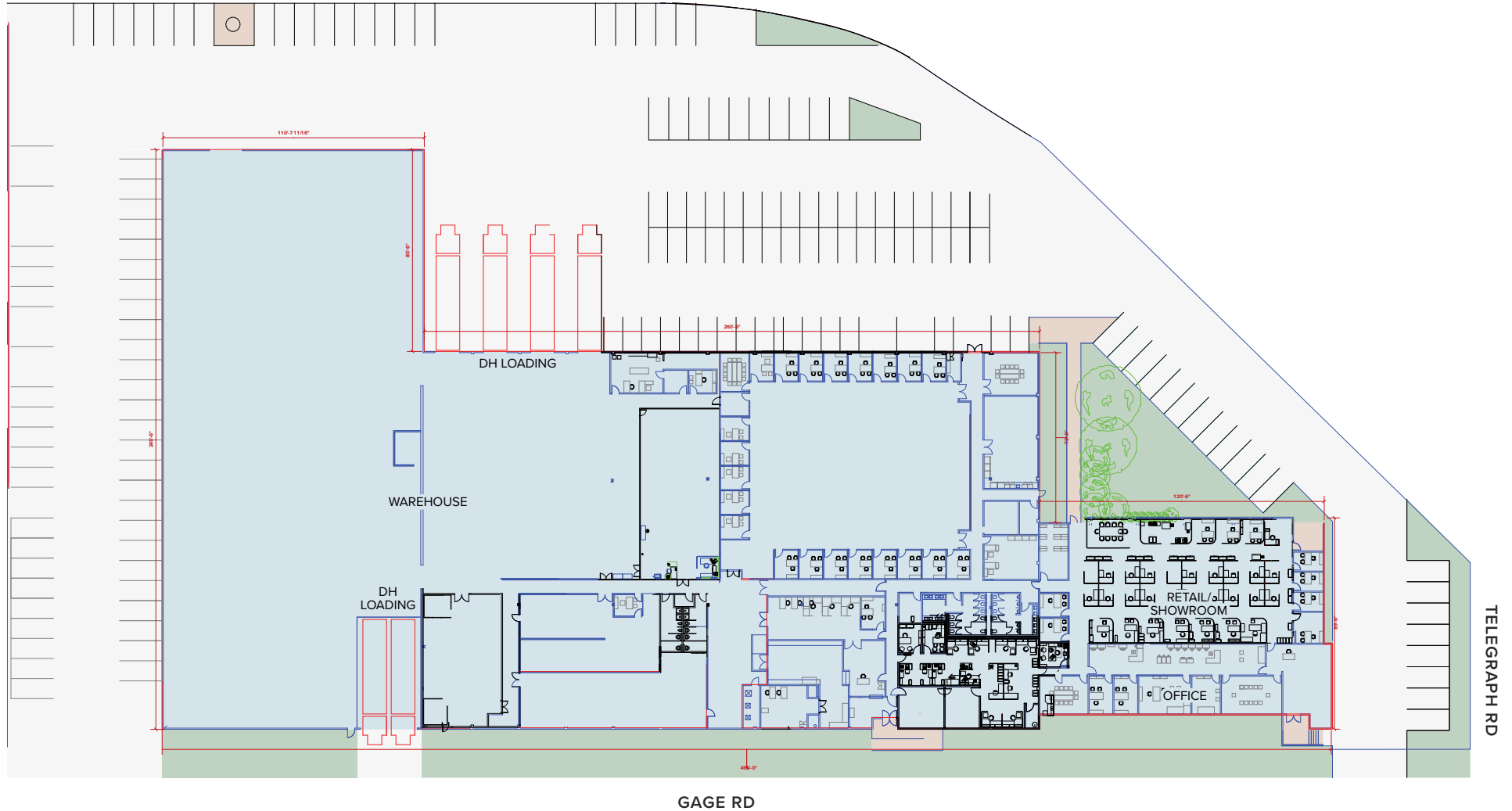


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PROPERTY AERIAL



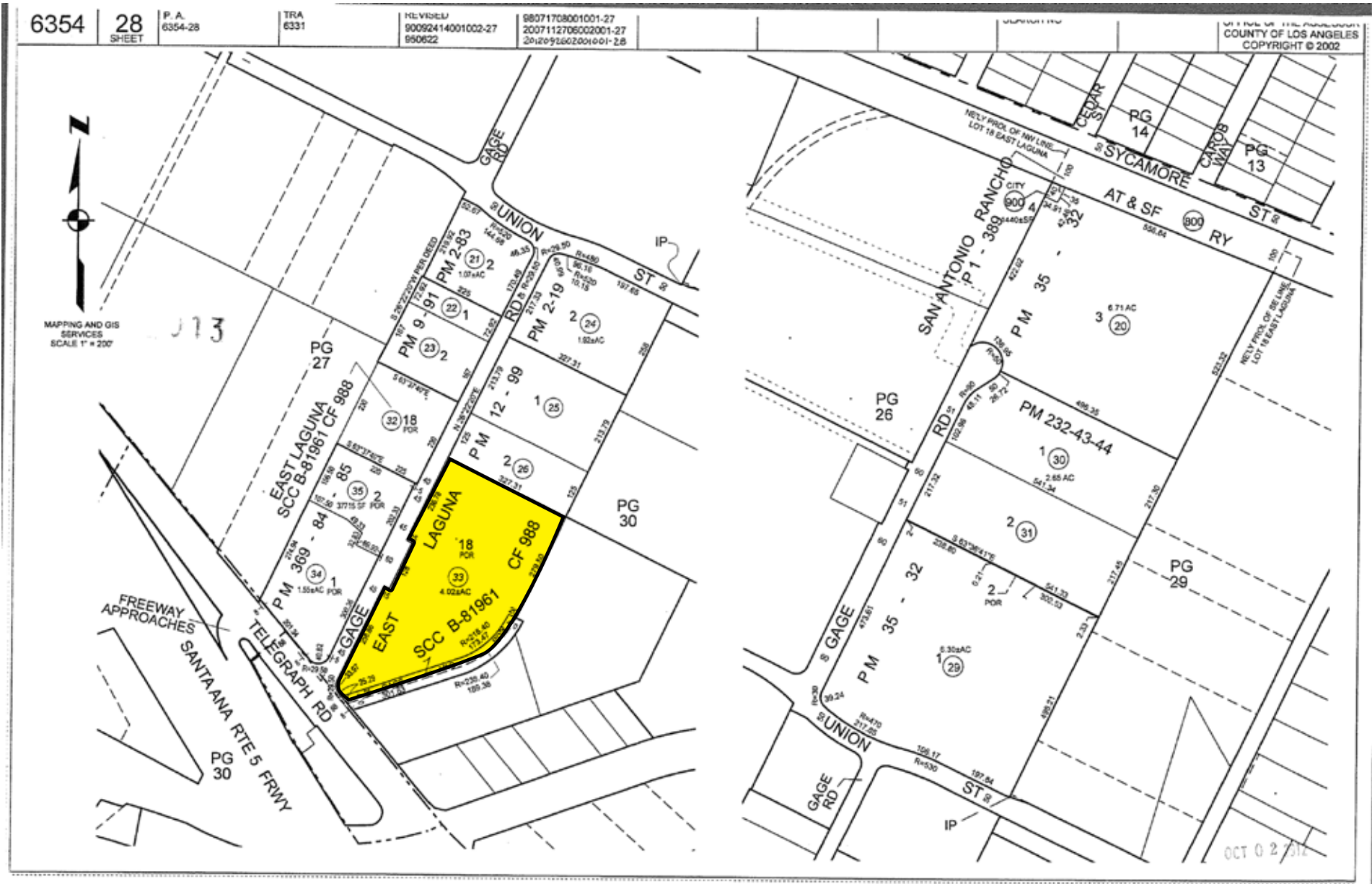


NOTE: Drawing not to scale. All measurements and sizes are approximate.

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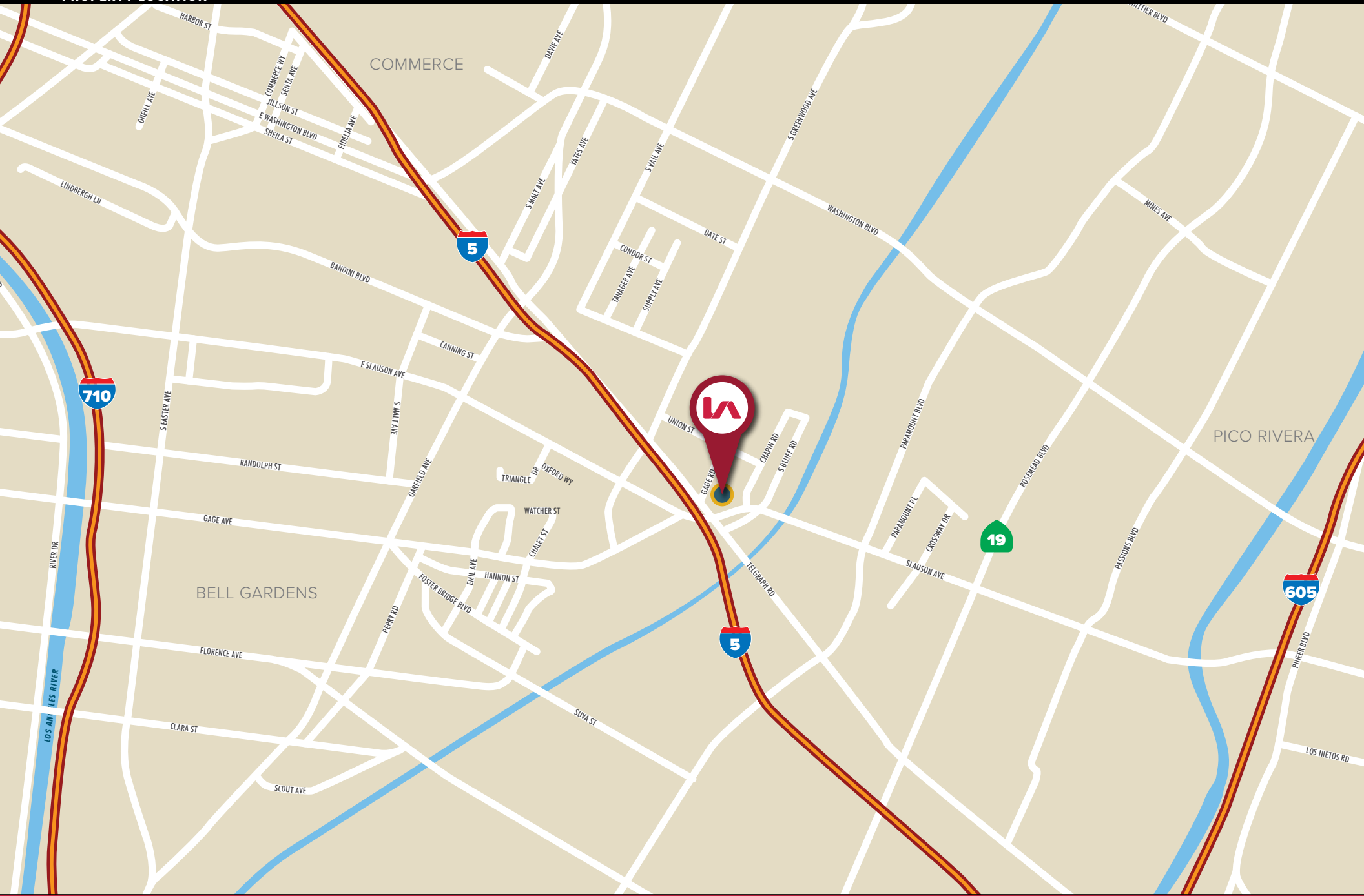
PROPERTY PARCEL MAP



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**PROPERTY LOCATION**



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**REGIONAL MAP**

