

FOR SUBLEASE
±26,400 SF
**MANUFACTURING/
 DISTRIBUTION
 BUILDING**

8033-8037
 E SLAUSON AVE
 MONTEBELLO, CA 90640

PRICING SUMMARY:
LEASE RATE ▶
\$35,640/MO
\$1.35 PSF GRS (OPEX: \$0.02)



**CLEAN
 MANUFACTURING/
 DISTRIBUTION
 BUILDING**



**QUALITY OFFICE
 BUILD-OUT**



**600 AMPS
 DISTRIBUTED
 ELECTRICAL SERVICE**



**SECURED, GATED
 YARD & LOADING
 AREA**



**SUBLEASE THROUGH
 12/31/27
 LONGER TERM POSSIBLE**



**IMMEDIATE ACCESS TO
 I-5 NEAR TELEGRAPH &
 SLAUSON**

Mollie Shea Dietsch

Principal | LIC NO 00899320

mdietsch@lee-associates.com

323.767.2105

Peter D. Bacci

SIOR | Executive VP, Principal | LIC NO 00946253

pbacci@lee-associates.com

323.767.2022



Lee & Associates - Los Angeles Central | CORP ID 01125429
 5675 Telegraph Road Suite 300, Los Angeles, CA 90040

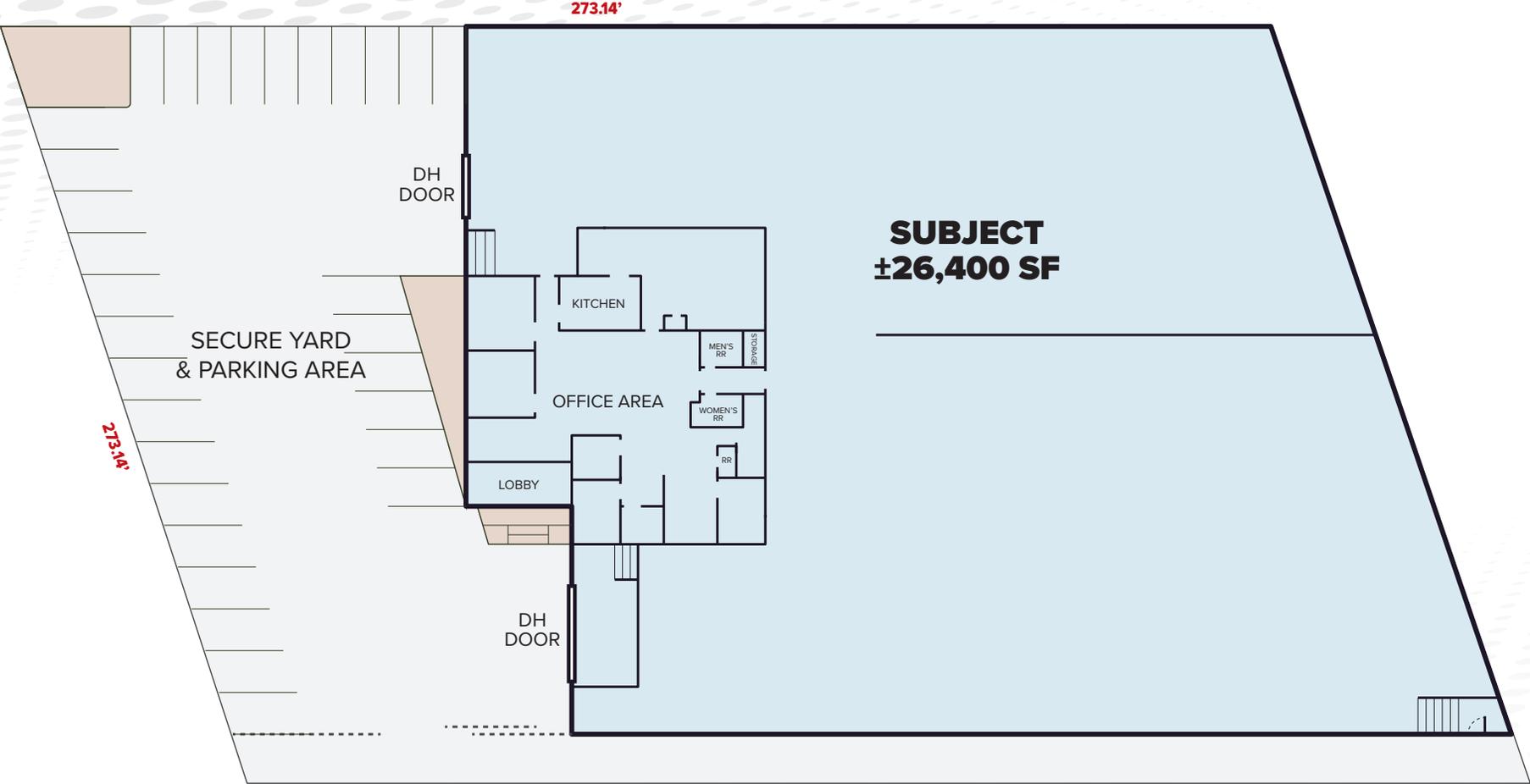
LEE-ASSOCIATES.COM

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SITE PLAN



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



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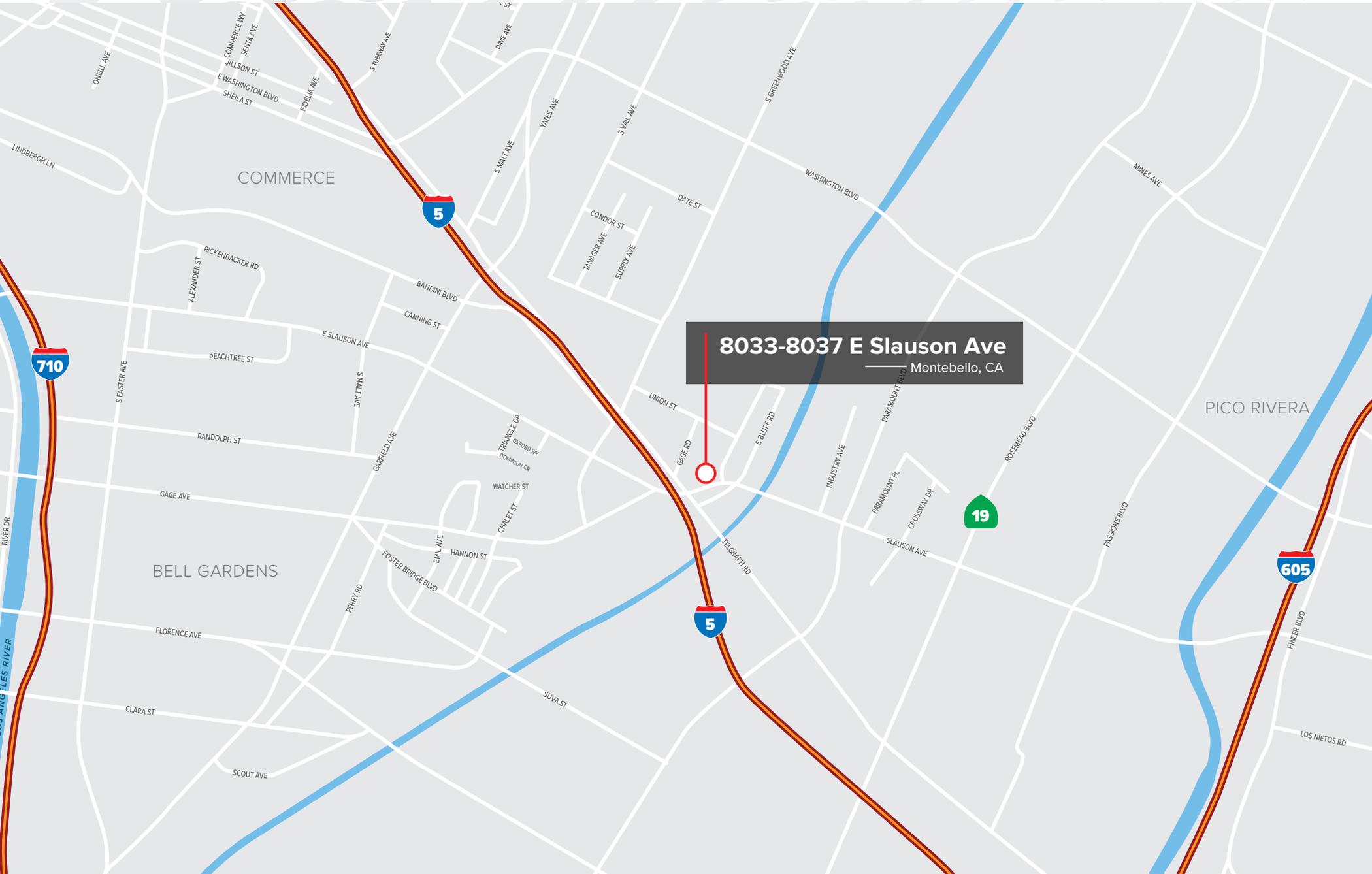
PROPERTY PHOTOS



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LOCATION MAP

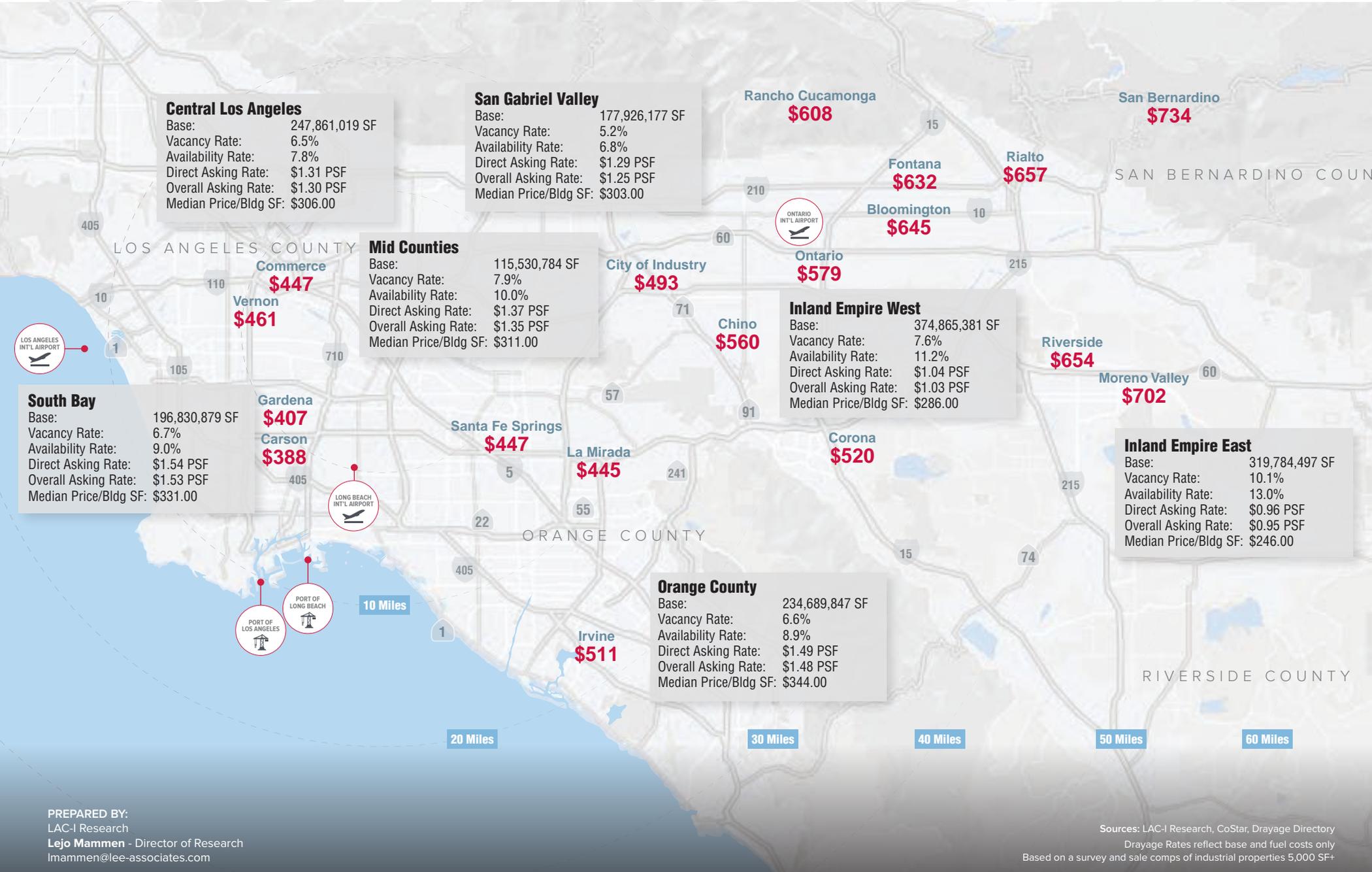


8033-8037 E Slauson Ave
Montebello, CA

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Q4 2025 | LA BASIN MARKET SUMMARY & DRAYAGE MAP



PREPARED BY:
 LAC-I Research
Lejo Mammen - Director of Research
 lmammen@lee-associates.com

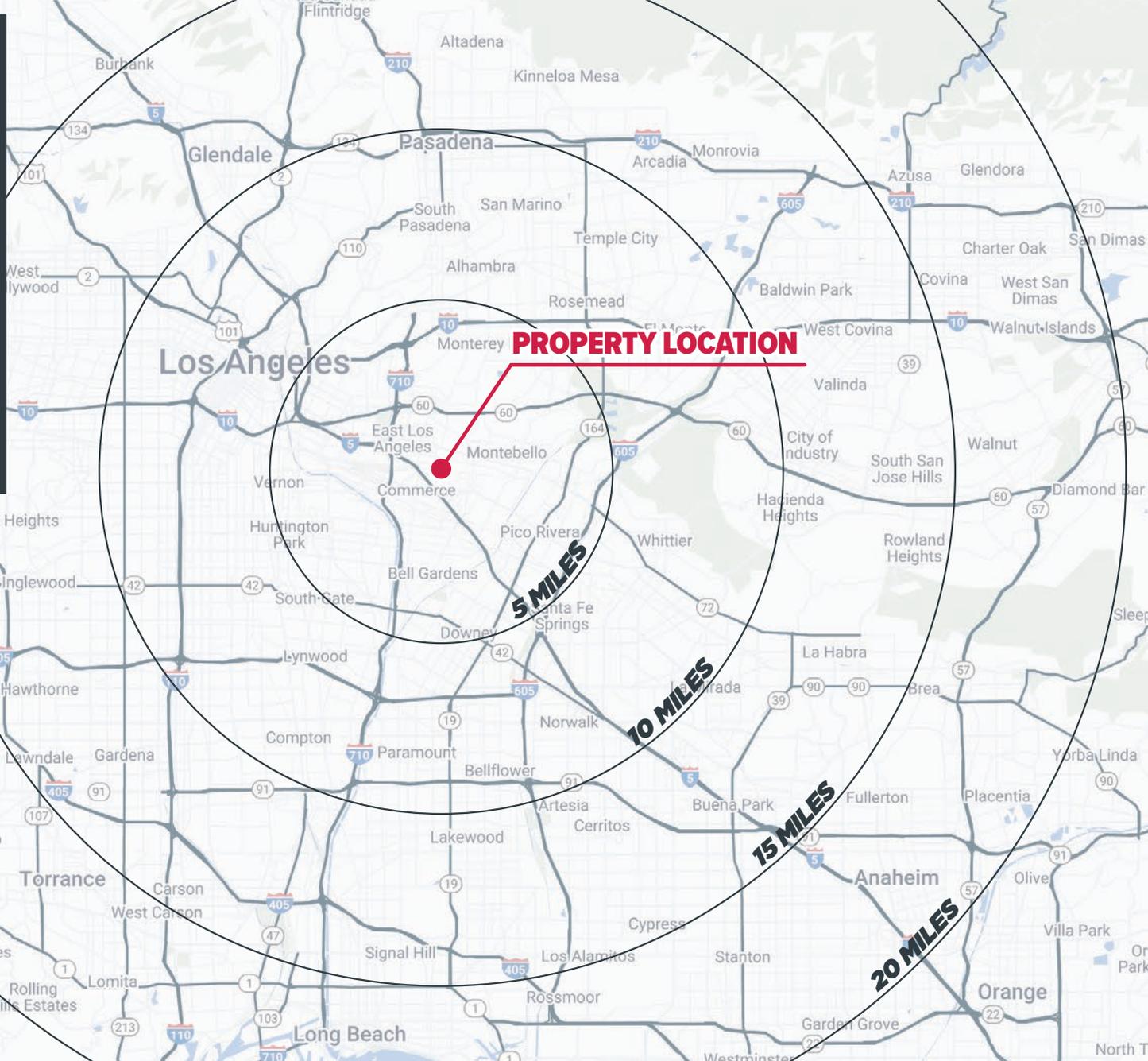
Sources: LAC-I Research, CoStar, Drayage Directory
 Drayage Rates reflect base and fuel costs only
 Based on a survey and sale comps of industrial properties 5,000 SF+

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DEMOGRAPHIC MAP

	POPULATION			
5 Miles	10 Miles	15 Miles	20 Miles	
1,073,668	3,569,738	6,165,840	8,242,938	
	AVERAGE HH INCOME			
5 Miles	10 Miles	15 Miles	20 Miles	
\$86,926	\$109,367	\$133,930	\$137,703	
	EMPLOYEES			
5 Miles	10 Miles	15 Miles	20 Miles	
517,098	1,294,977	2,699,988	3,533,32	



DRIVING DISTANCE FROM PROPERTY

 DTLA
5 Miles

 LAX
17 Miles

 LA & LB PORTS
24 Miles