

# LOWER AZUSA INDUSTRIAL PARK

## VACANT, MOVE-IN READY IMPROVEMENTS



**For Lease**  
2,515 SF

**10760 LOWER AZUSA ROAD, EL MONTE, CALIFORNIA**

### **Multi-Tenant Industrial Building**

- High Image, Secure, Gated Business Park
- 2,515 SF Industrial Unit
- \$1.65 PSF Modified Gross with a \$0.11 CAM
- One (1) Ground Level Loading Door
- Unit Frontage and Signage on Lower Azusa Rd.
- Drive Around Project Access
- Proximity to the I-10 Freeway and 605 San Gabriel River Freeway

### **LEASING CONTACT**

**MARK VANIS**  
213-239-5908  
CA License #01305617

**ALEXANDRA SCOTT**  
832-948-3460  
CA License #02241723



**Rexford  
Industrial**

# Availability

**10760 LOWER AZUSA RD.**

EL MONTE, CALIFORNIA

UNIT	TOTAL SIZE	WAREHOUSE	OFFICE
10760	2,515 SF	2,264 SF	251 SF

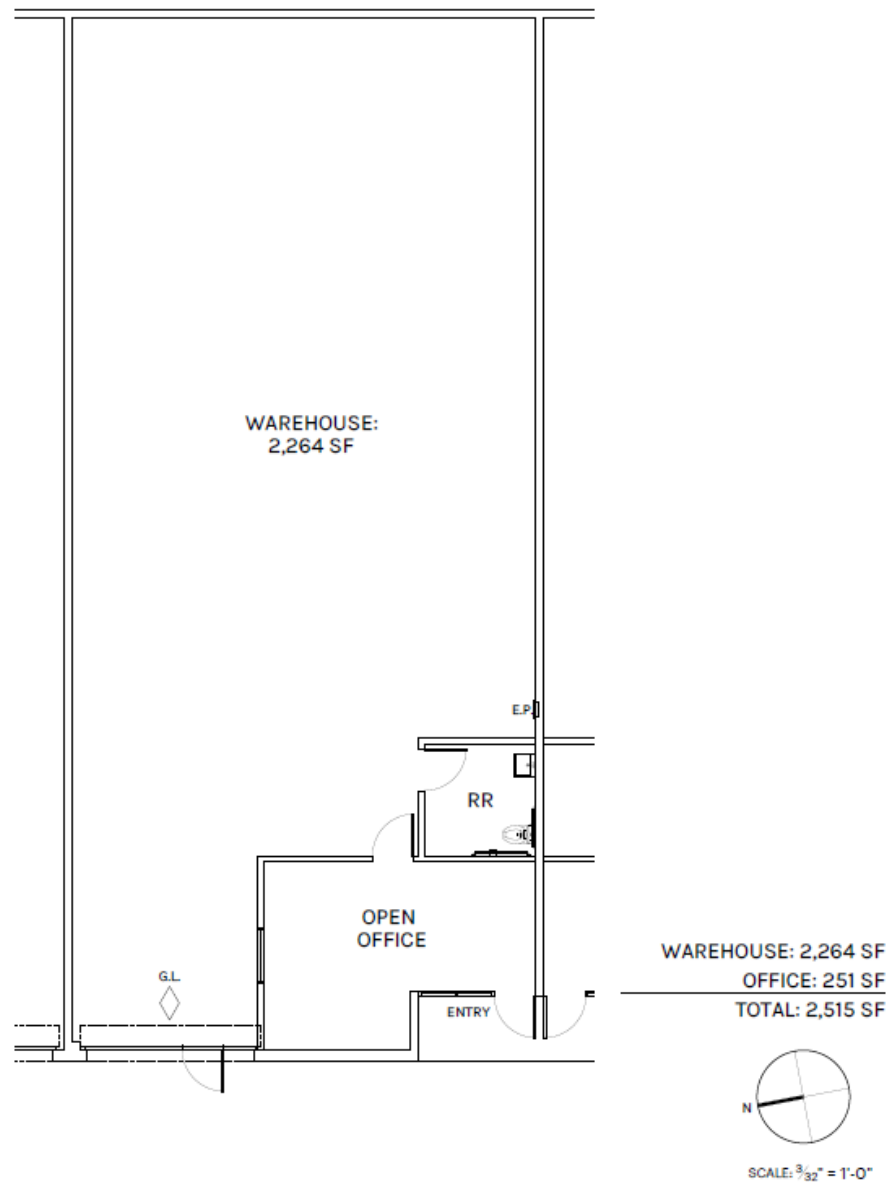


# Floor Plans

10760 LOWER AZUSA RD.

EL MONTE, CALIFORNIA

Unit 10760 | 2,515 SF



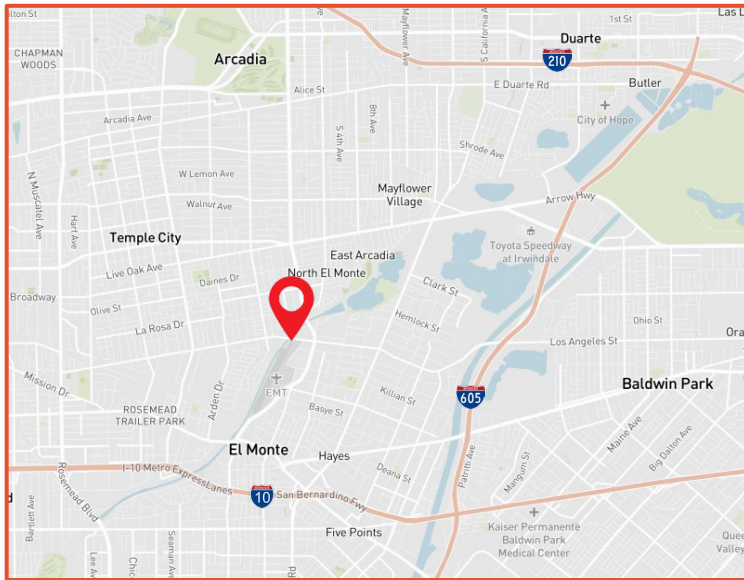
# LEASING CONTACT

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**10760 Lower Azusa Road**  
**EL MONTE, CALIFORNIA**



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**Industrial**

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