

INDUSTRIAL LAND FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

2840 DURFEE AVENUE

EL MONTE, CA 91732

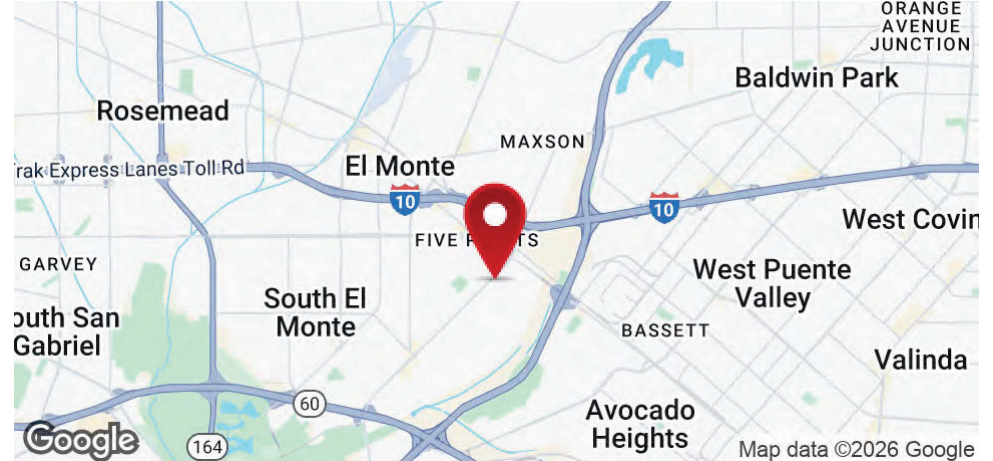
OLE OLSON

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OFFERING SUMMARY

Land Size: 30,576 SF

Lease Rate: \$0.60/SF/MO, MG
(\$18,345/MO)

Term: 2 - 5 Years

Building Size: 4,100 SF

Zoning: M-1 Manufacturing

PROPERTY OVERVIEW

30,576 square feet of industrial land with a 4,100 square foot office/warehouse building available for lease. The property is perfect for a towing yard, contractor's storage, auto body and more. The site is a corner property with access from two streets via electronically operated rolling gates. There is a bonus covered structure that provides protection from the sun for workers. Prime El Monte location on major thoroughfare Durfee Avenue with easy access to the 605 and 10 freeways. Call for more details and to schedule a tour.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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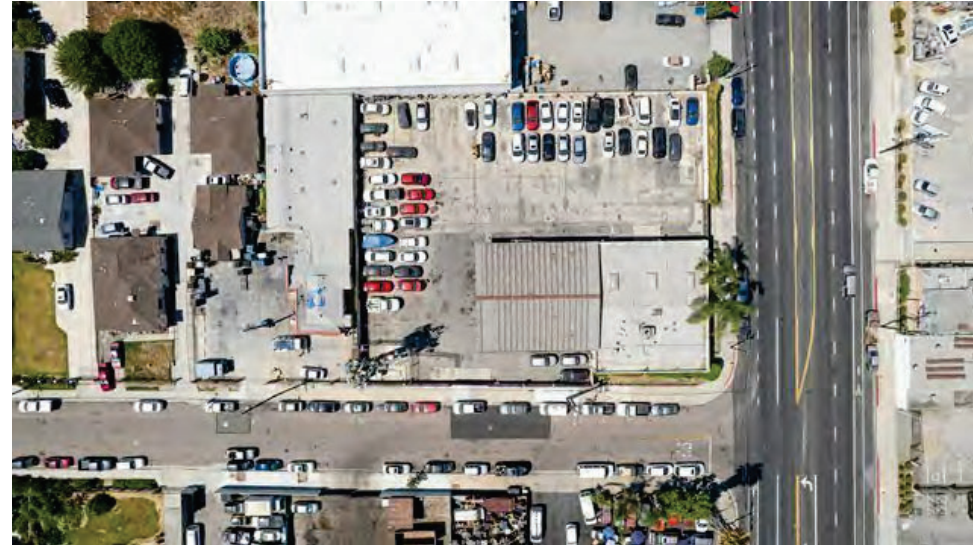
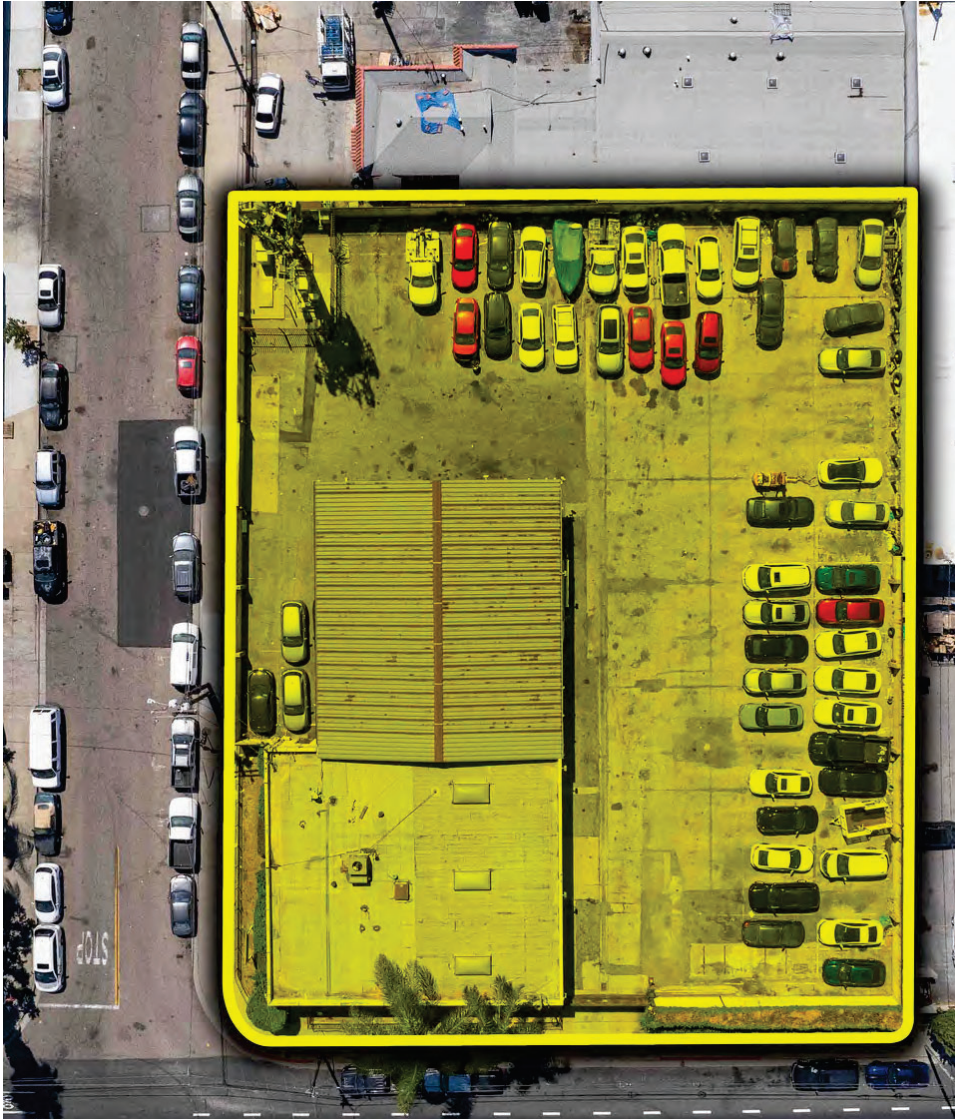
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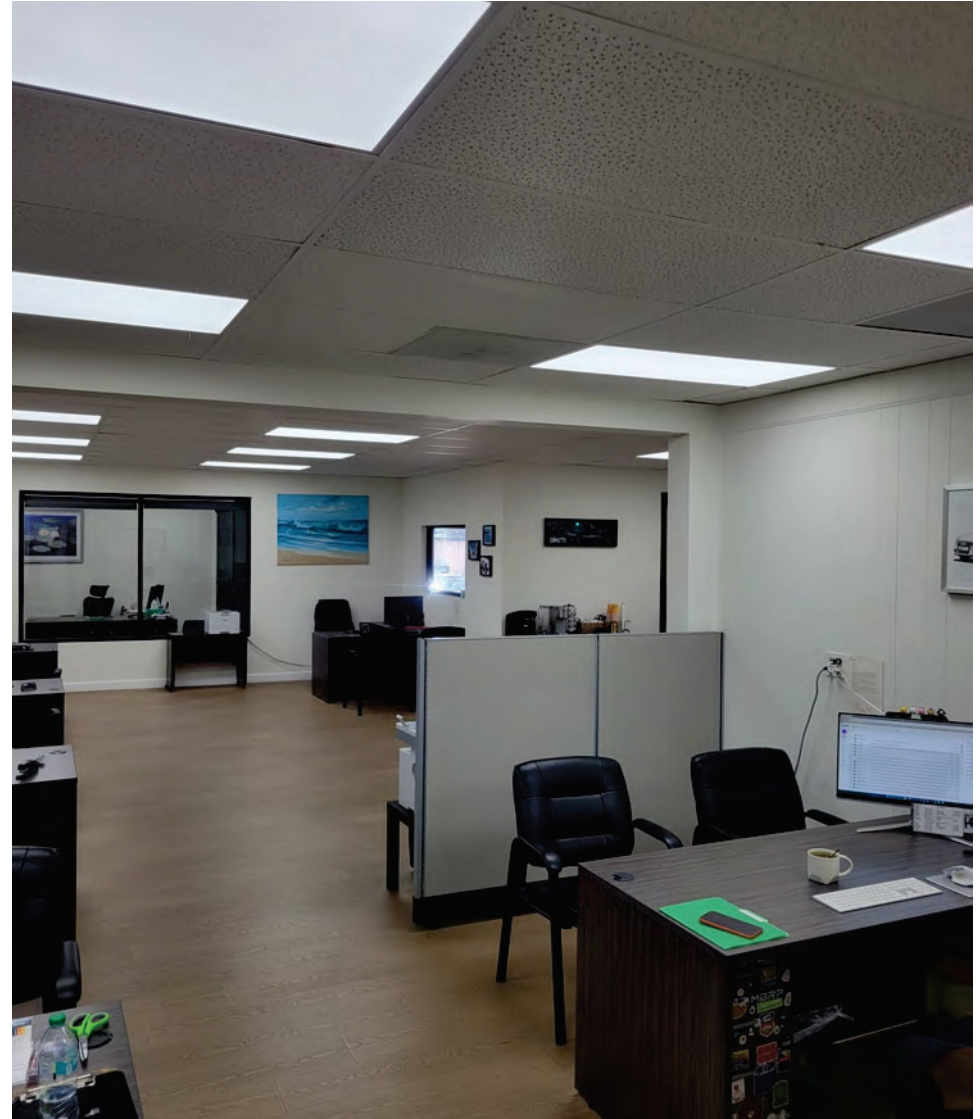
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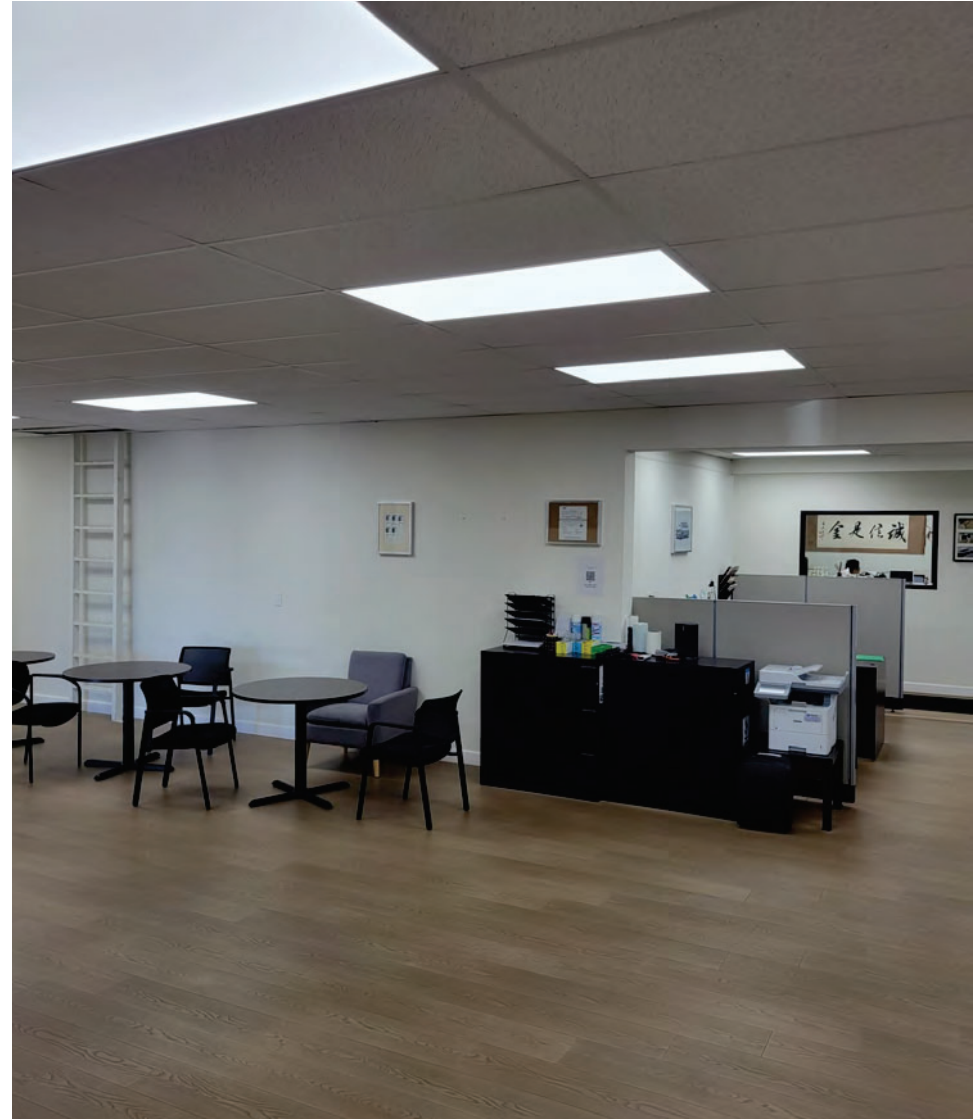
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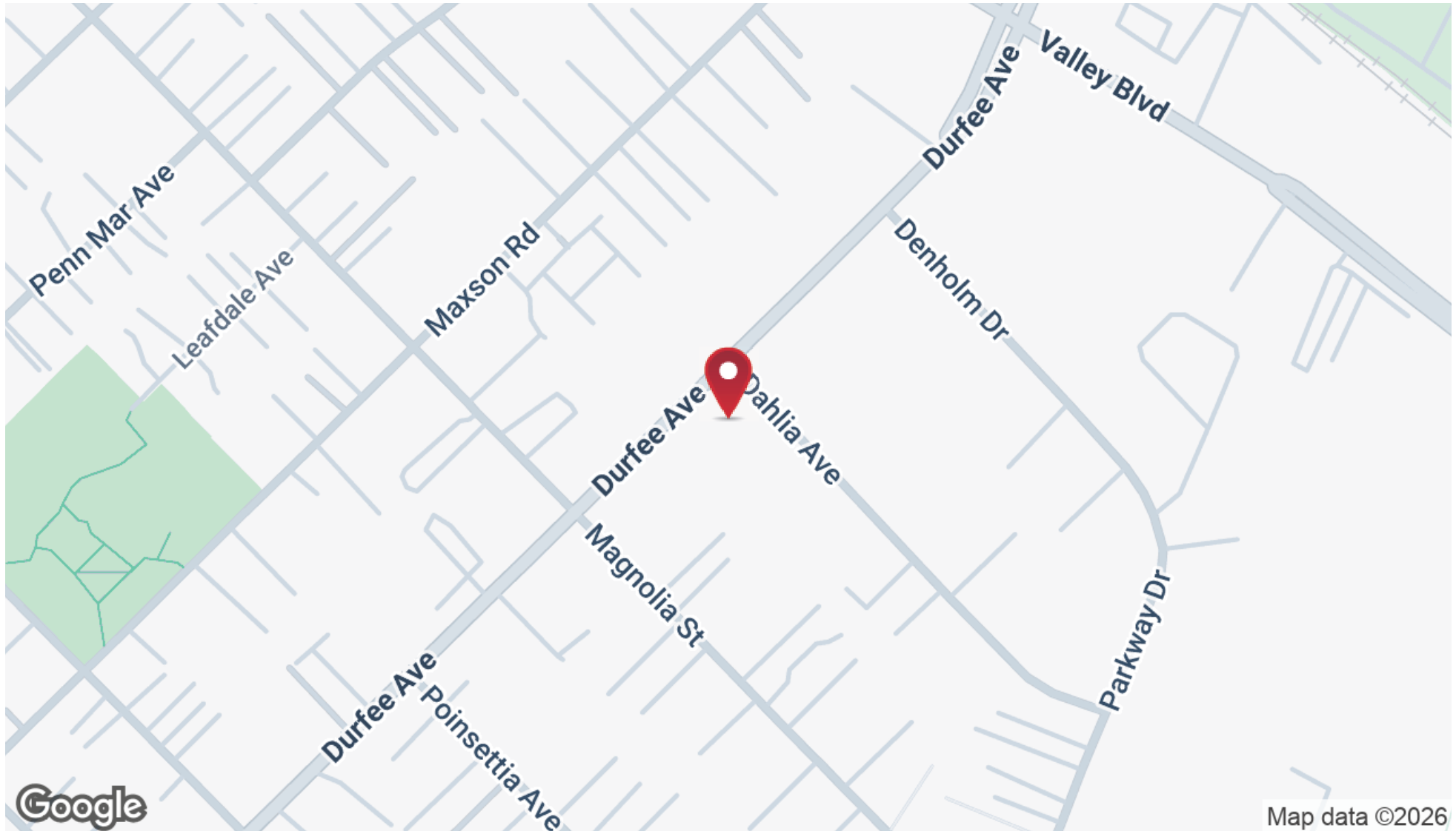
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