

**FOR  
LEASE**

**±10,800 SF INDUSTRIAL BLDG ON ±25,967 SF OF LAND**

673 MONTEREY PASS RD | MONTEREY PARK, CA 91754

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



#### PROPERTY HIGHLIGHTS

- Prime Monterey Park Industrial Location
- 17.5' Clear Height - Calculated Sprinkler System
- Excellent FWY Access - 710, 10, & 60 ( $\pm 1.5$  Miles)
- Fenced Concrete Yard / Parking Lot
- Signalized Corner - Monterey Pass Rd. Frontage
- High-End Office Buildout ( $\pm 2,894$  SF)
- $\pm 2,366$  SF of BONUS Mezzanine
- Heavy Power 800 Amps @ 277/480 Volts (Verify)
- Adjacent Unit Also Available ( $\pm 10,800$  SF)

#### RATE SUMMARY

**BUILDING SIZE**

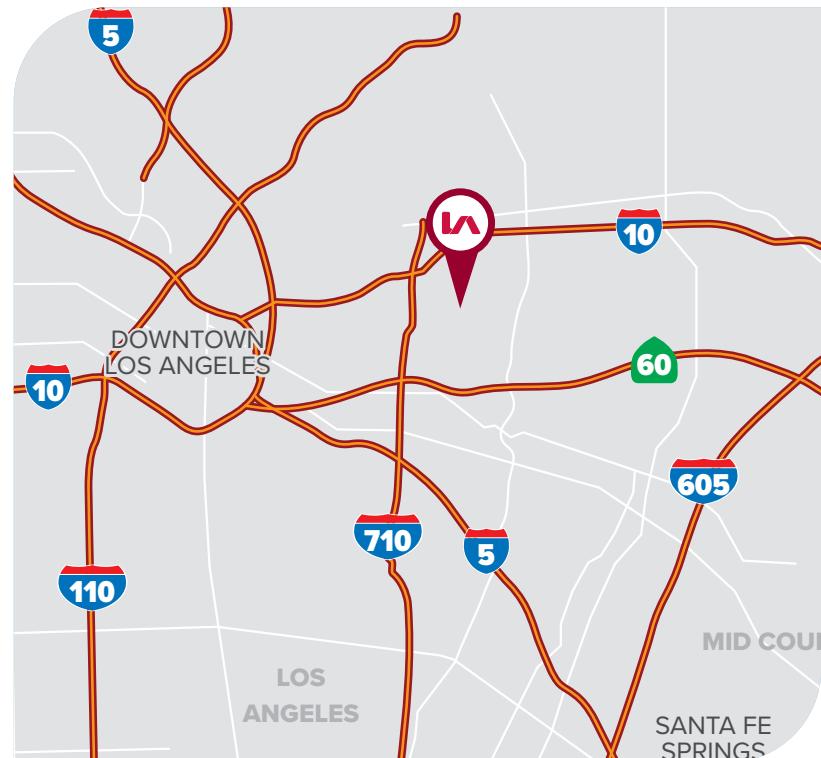
**±10,800 SF BLDG**

**LAND SIZE**

**±25,967 SF LAND**

**LEASE RATE**

**\$14,256 / MO GRS  
(\$1.32 / MO)**



FOR MORE INFORMATION, PLEASE CONTACT



**TONY NAPLES**

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Lee & Associates® Los Angeles, Inc. | CORP ID 02174865

1201 N Main St, Los Angeles, CA 90012

**LEE-ASSOCIATES.COM/DOWNTOWNLA**

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

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**PARCEL MAP**



**PROPERTY SUMMARY**

<b>TOTAL BUILDING SF</b>	±10,800 SF
<b>TOTAL LAND SF</b>	±25,967 SF
<b>CLEAR HEIGHT</b>	17.5' Clear Height
<b>POWER</b>	800A @ 277/480V, 3P (Verify)
<b>SPRINKLERED</b>	Yes - Calculated
<b>LOADING</b>	2 Ground Level Doors
<b>OFFICES</b>	±2,894 SF (±2,366 Bonus Mezz.)
<b>RESTROOMS</b>	2
<b>ZONING</b>	OP - Monterey Park
<b>YEAR BUILT</b>	1972
<b>APN</b>	5254-019-014
<b>CONSTRUCTION</b>	Concrete Tilt-Up
<b>PARKING</b>	±20 Spaces (Verify)



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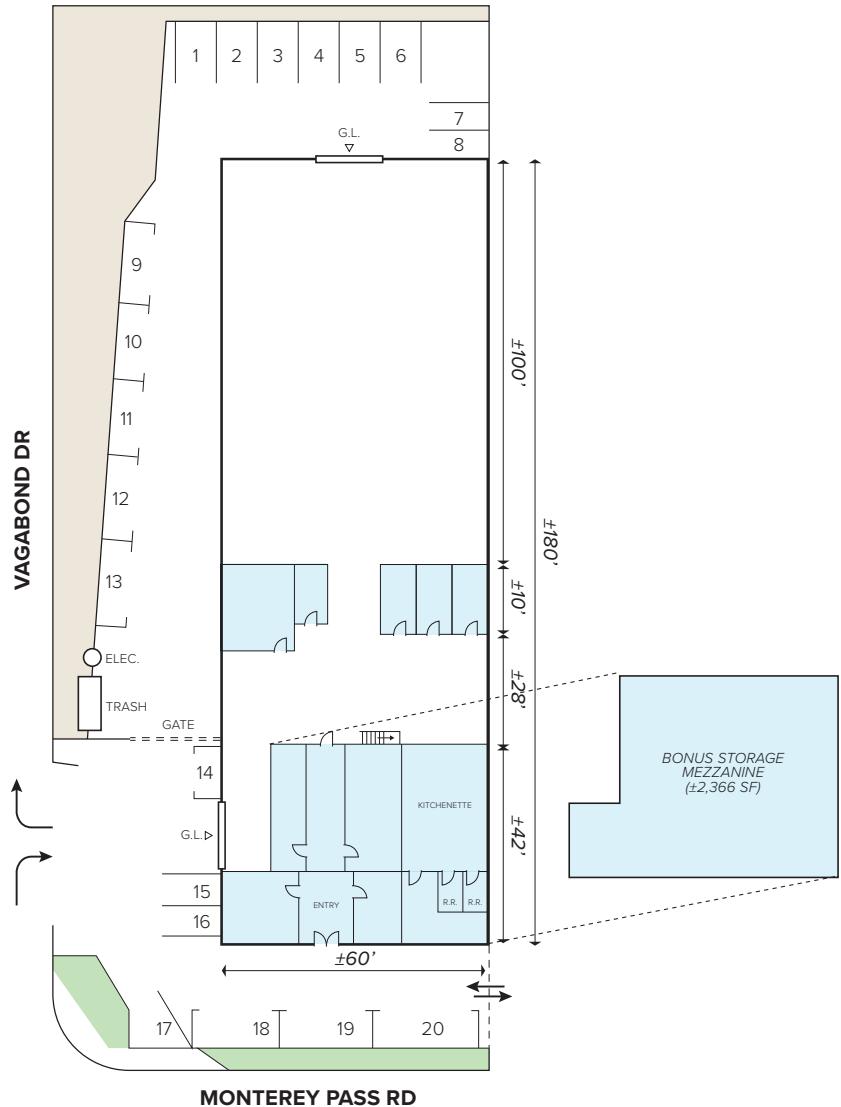
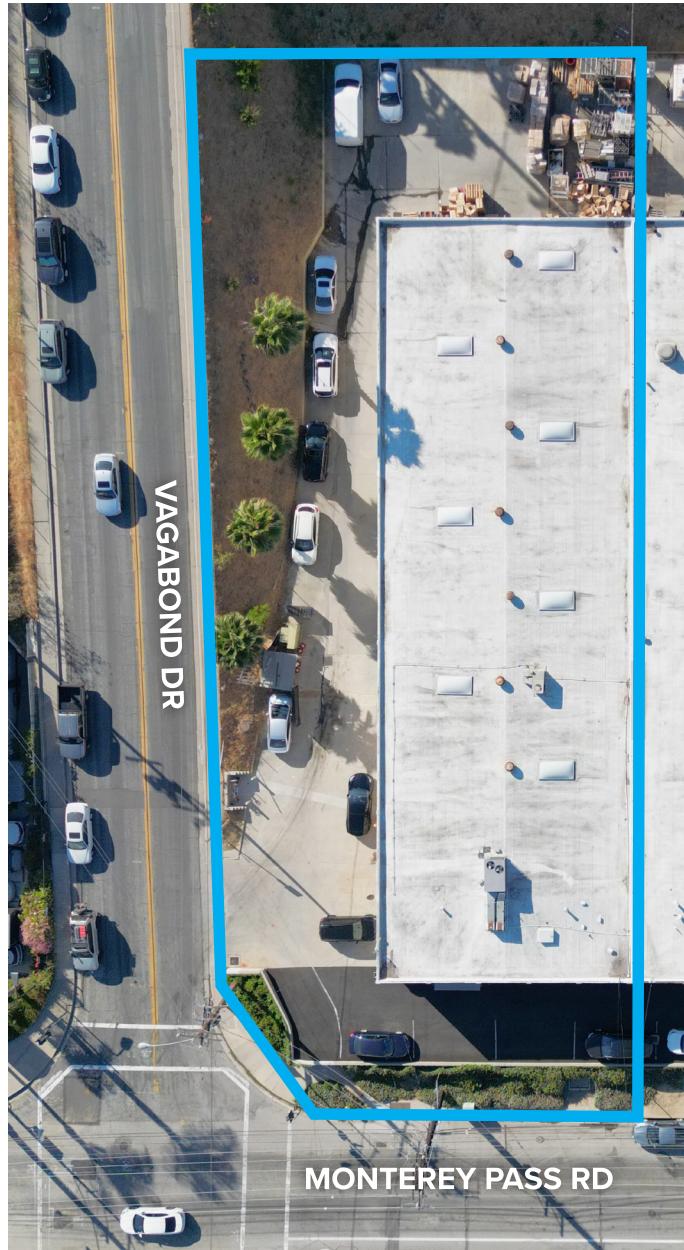
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SITE PLAN



\*Site plan not to scale. Lessee to verify all information

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