

**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

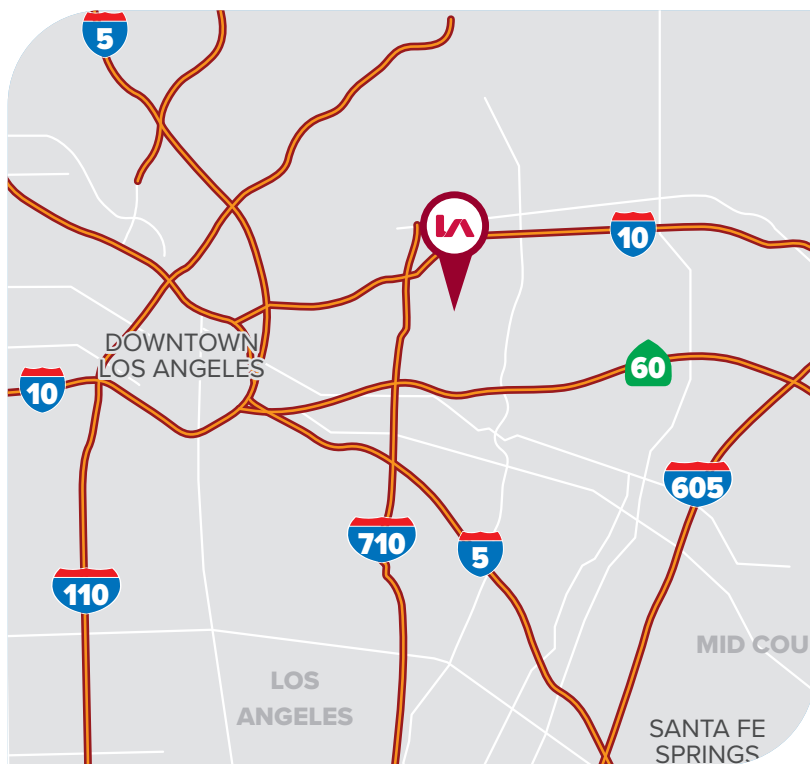


PROPERTY HIGHLIGHTS

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



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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

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



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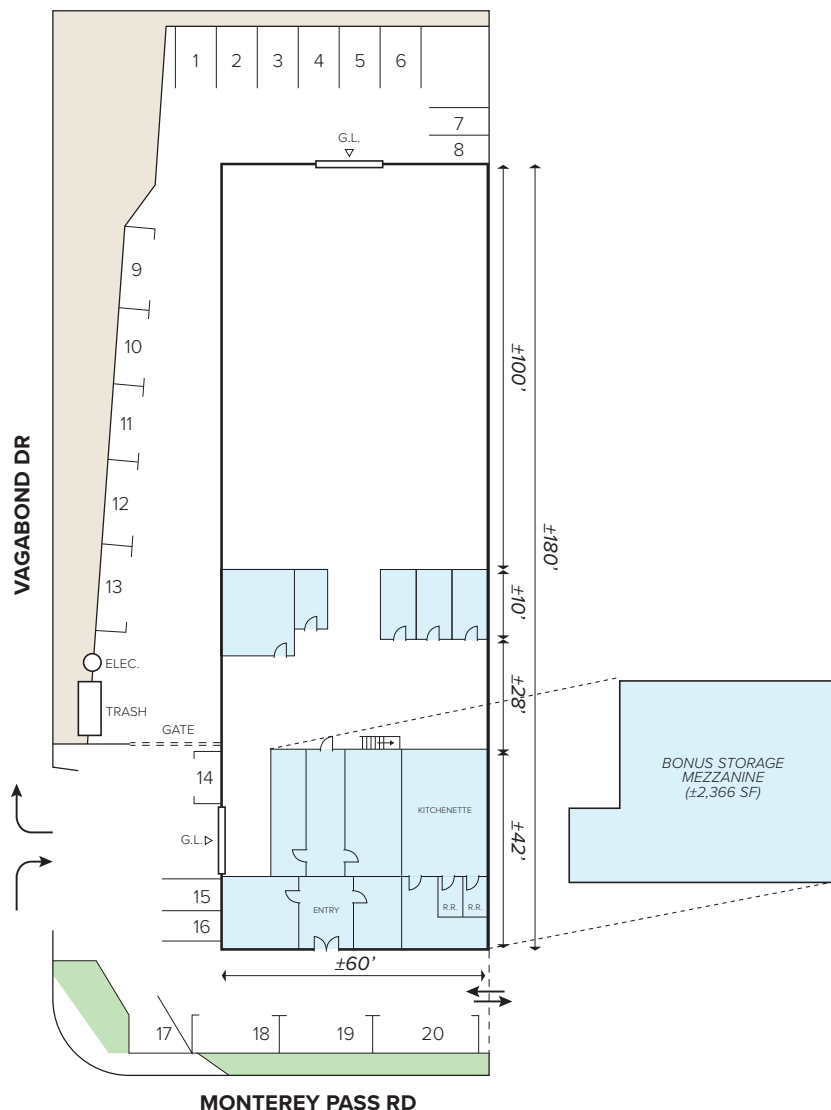
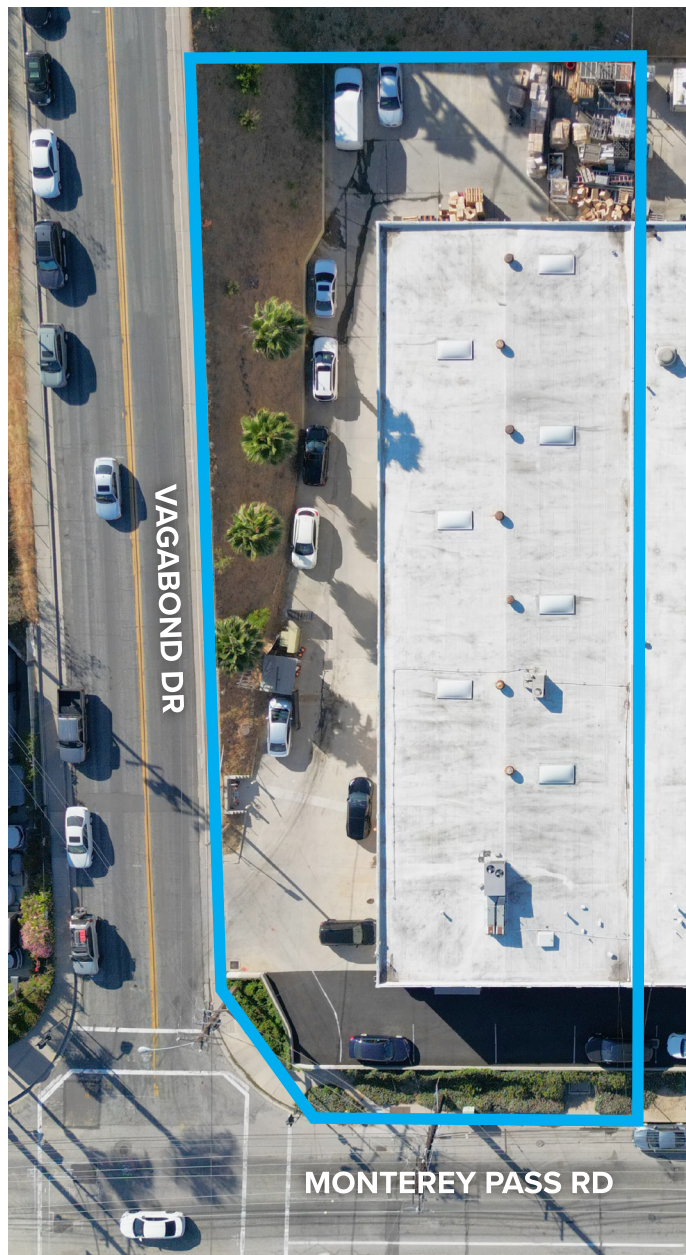
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SITE PLAN



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

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