

**Marcus & Millichap**

**For Lease | Warehouse |  $\pm 12,640$  SF | Lot  $\pm 23,378$  SF**  
**1928 Central Avenue South El Monte CA 91733**



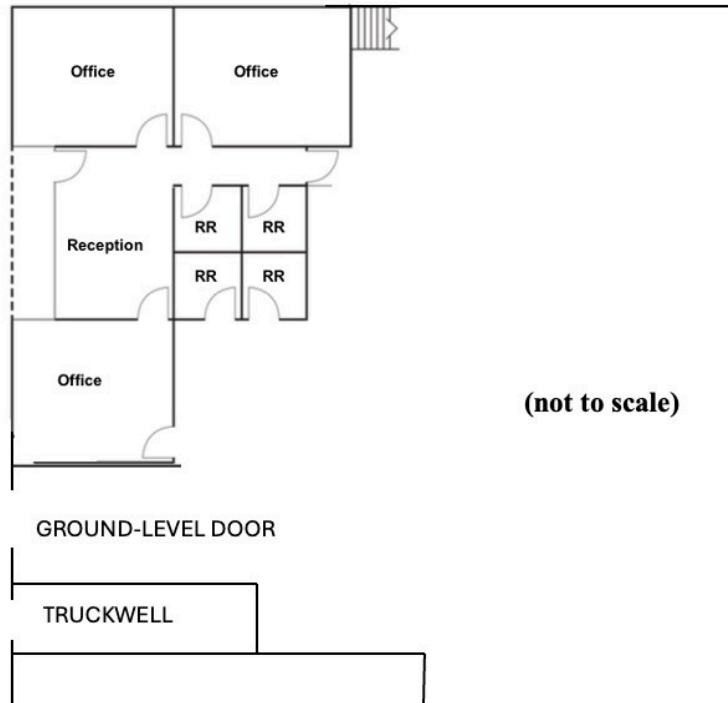
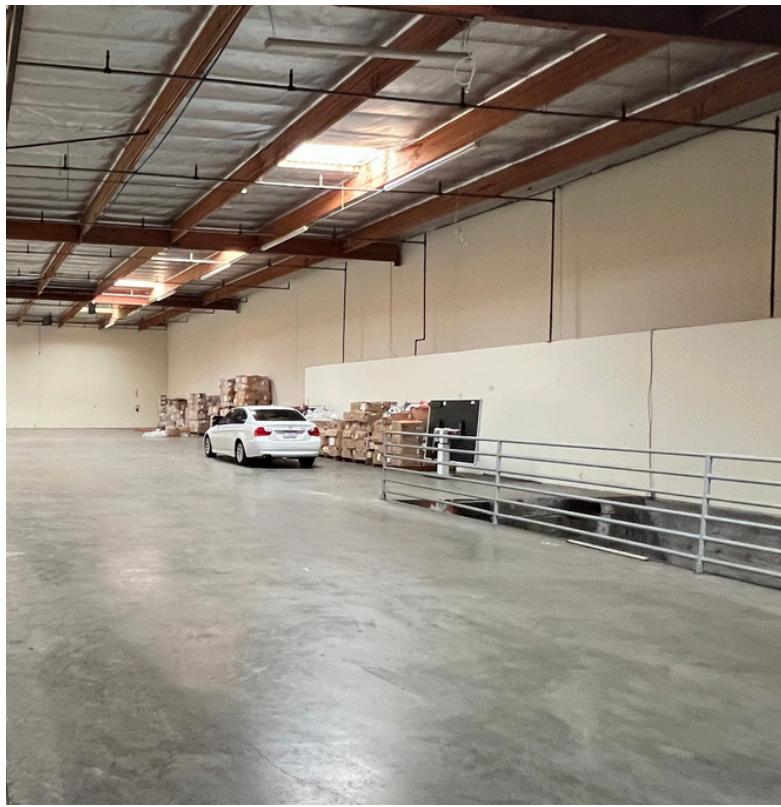
The property offers approximately 18-foot clearance height and is fully equipped with a fire sprinkler system. It provides efficient loading with one dock-high door and one ground-level door, supported by 400 AMP / 240-volt power. The site includes a fully secured concrete yard suitable for storage and truck maneuverability, along with separate restrooms to accommodate operations. Tenant and Tenant's representative shall be responsible for verifying zoning and permitted uses.

**COLIN WU**

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CA Lic. 01916490

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- **$\pm 12,640$  SF Warehouse Units**
- **$\pm 18'$  Clearance**
- **Fire Sprinkler System**
- **(1) Dock-High**
- **(1) Ground-Level Door**
- **(2) Restrooms in Office and**
- **(2) Restrooms in Warehouse**
- **Easy Freeway Access**
- **Free-Standing Building**
- with Secured Concrete Yard**

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