

Marcus & Millichap

For Lease | Warehouse | ± 12,640 SF | Lot ± 23,378 SF
1928 Central Avenue South El Monte CA 91733



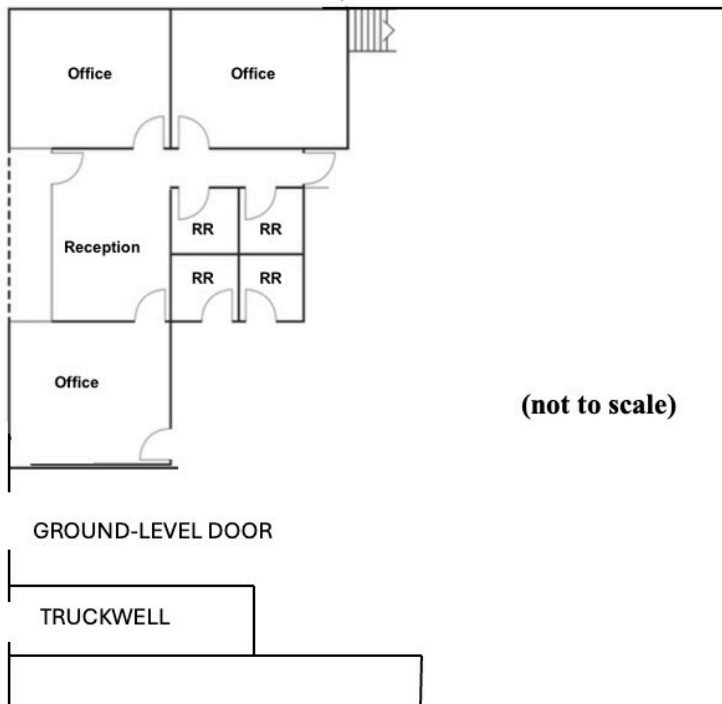
The property offers approximately 18-foot clearance height and is fully equipped with a fire sprinkler system. It provides efficient loading with one dock-high door and one ground-level door, supported by 400 AMP / 240-volt power. The site includes a fully secured concrete yard suitable for storage and 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

909 456 3432 | Colin.Wu@marcusmillichap.com
CA Lic. 01916490

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For Lease | Warehouse | $\pm 12,640$ SF | Lot $\pm 23,378$ SF
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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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