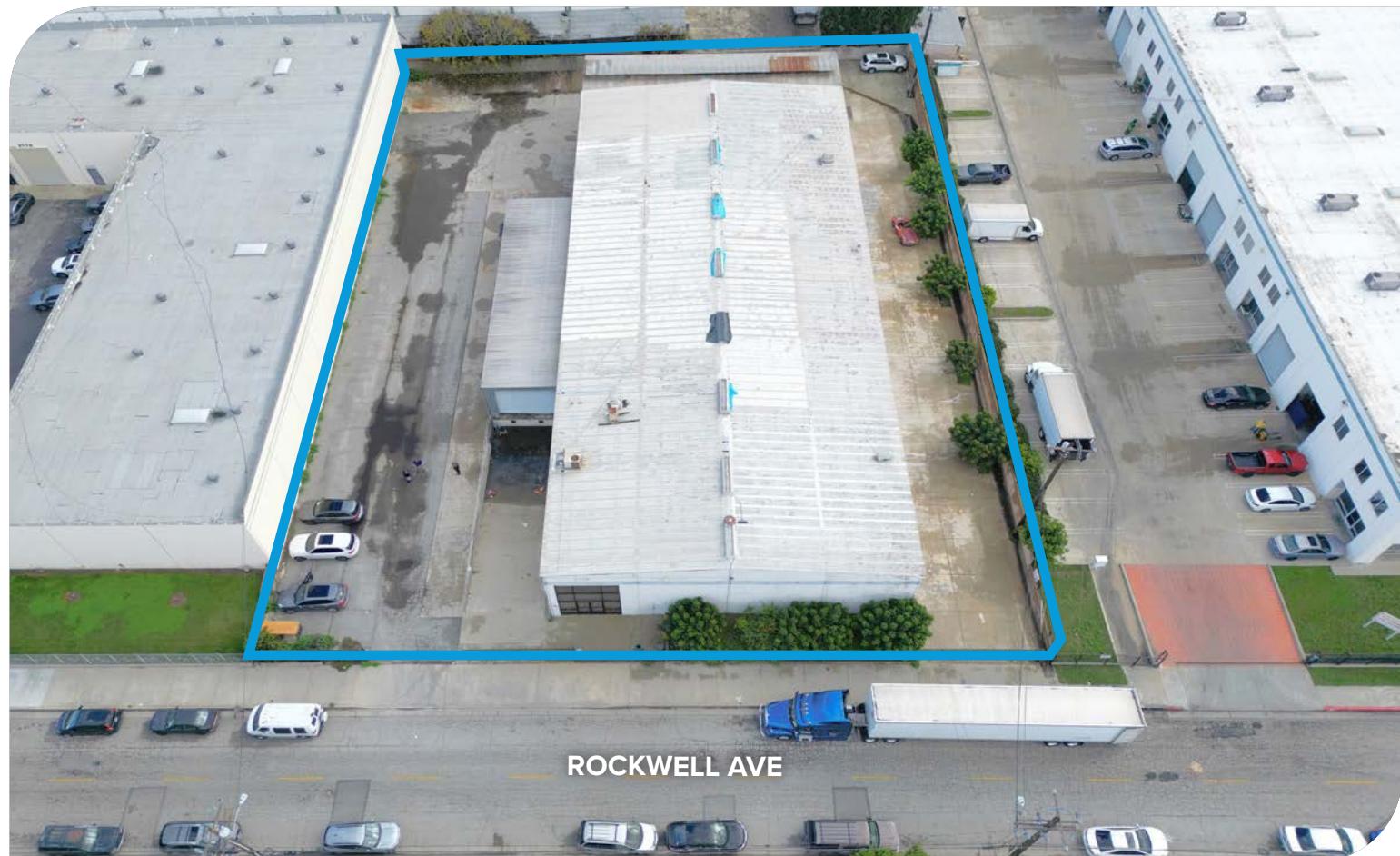


**FOR  
LEASE**

**±17,450<sup>sf</sup> INDUSTRIAL BLDG ON ±40,723<sup>sf</sup> OF LAND**

3728 ROCKWELL AVE | EL MONTE, CA 91731

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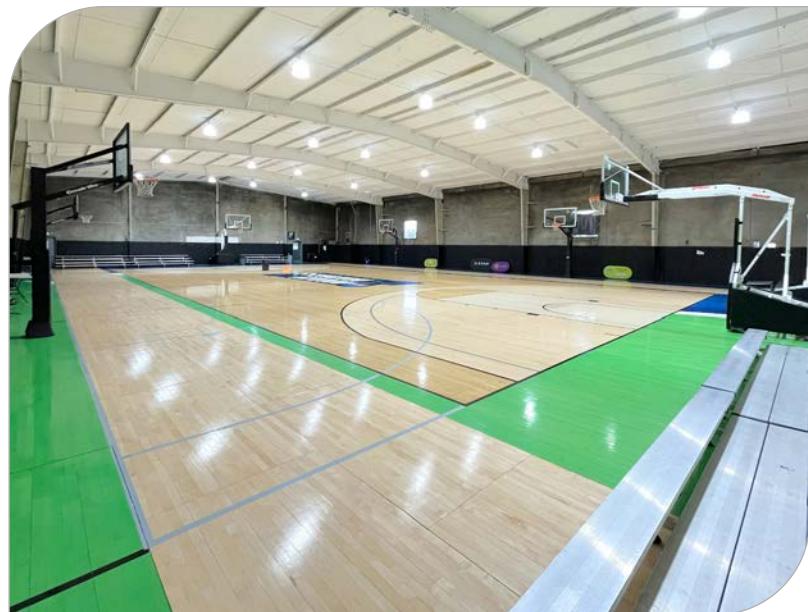
#### PROPERTY HIGHLIGHTS

- Current Use: Basketball / Sports Training Facility
- Huge Wraparound Yard - ±40% Bldg. Coverage
- 18'-20' Clear-Height / Clear-Span Warehouse
- Dock-High (1) and Ground-Level (2) Doors
- Heavy Power: 1,200A @ 277/480V (Verify)
- Immediate 10 FWY Access off Baldwin Blvd.
- High Parking Capacity: Up to ±56 Spaces
- El Monte M1 Zoning / ±60 Days to Possession
- Contact Broker for General Warehousing Uses

#### PRICING SUMMARY

**LEASE RATE**

**\$30,000/mo GRS**  
(\$1.72/SF Gross)



FOR MORE INFORMATION, PLEASE CONTACT



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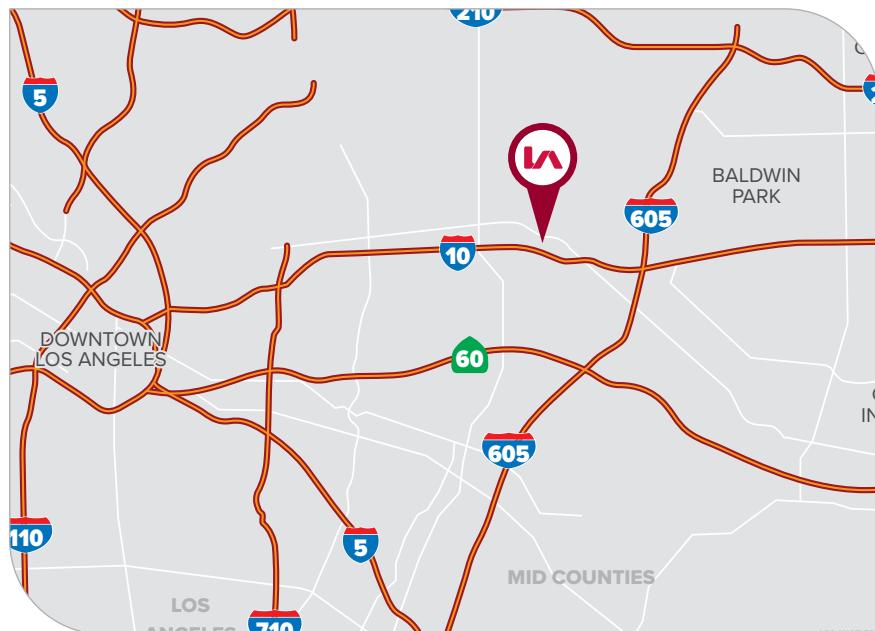
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PARCEL MAP



PROPERTY SUMMARY

|                          |                              |
|--------------------------|------------------------------|
| <b>TOTAL BUILDING SF</b> | ±17,450 SF                   |
| <b>TOTAL LAND SF</b>     | ±40,723 SF                   |
| <b>OFFICES/RR'S</b>      | ±2,272 SF / 2 RR's           |
| <b>CLEAR HEIGHT</b>      | 18'-21' (Ceiling: 20'-22')   |
| <b>LOADING DOORS</b>     | 1 Dock-High / 2 Ground Level |
| <b>POWER (VERIFY)</b>    | 1,200A @ 277/480V            |
| <b>PARKING</b>           | 41 Spaces (±56 Possible)     |
| <b>CONSTRUCTION</b>      | Concrete Tilt-Up             |
| <b>YEAR BUILT</b>        | 1966                         |
| <b>ZONING</b>            | EMM1                         |
| <b>APN</b>               | 8578-011-019                 |
| <b>OCCUPANCY</b>         | 30-60 Days                   |
| <b>CURRENT USE</b>       | Basketball Training Facility |



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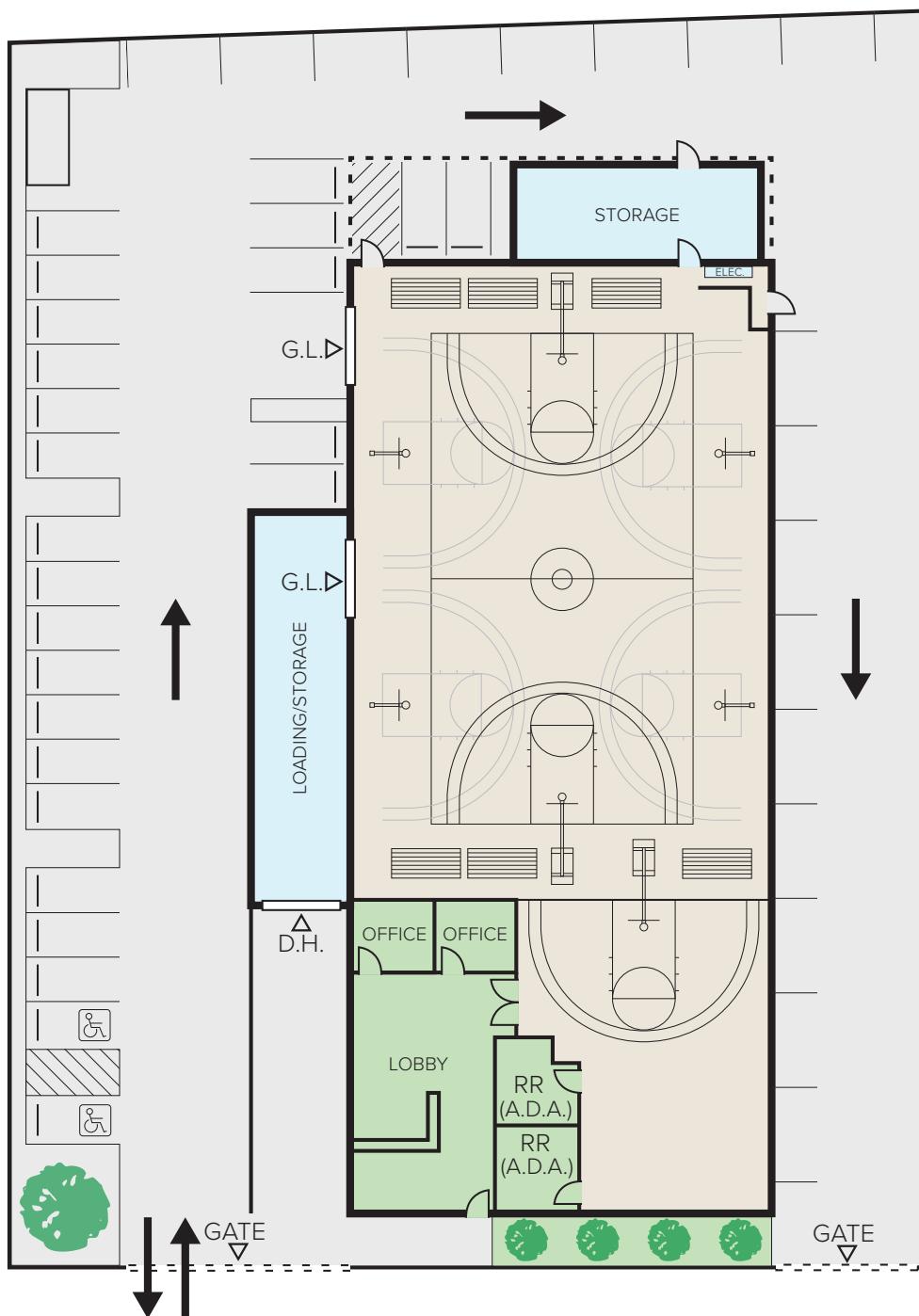
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SITE PLAN



ROCKWELL AVE



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

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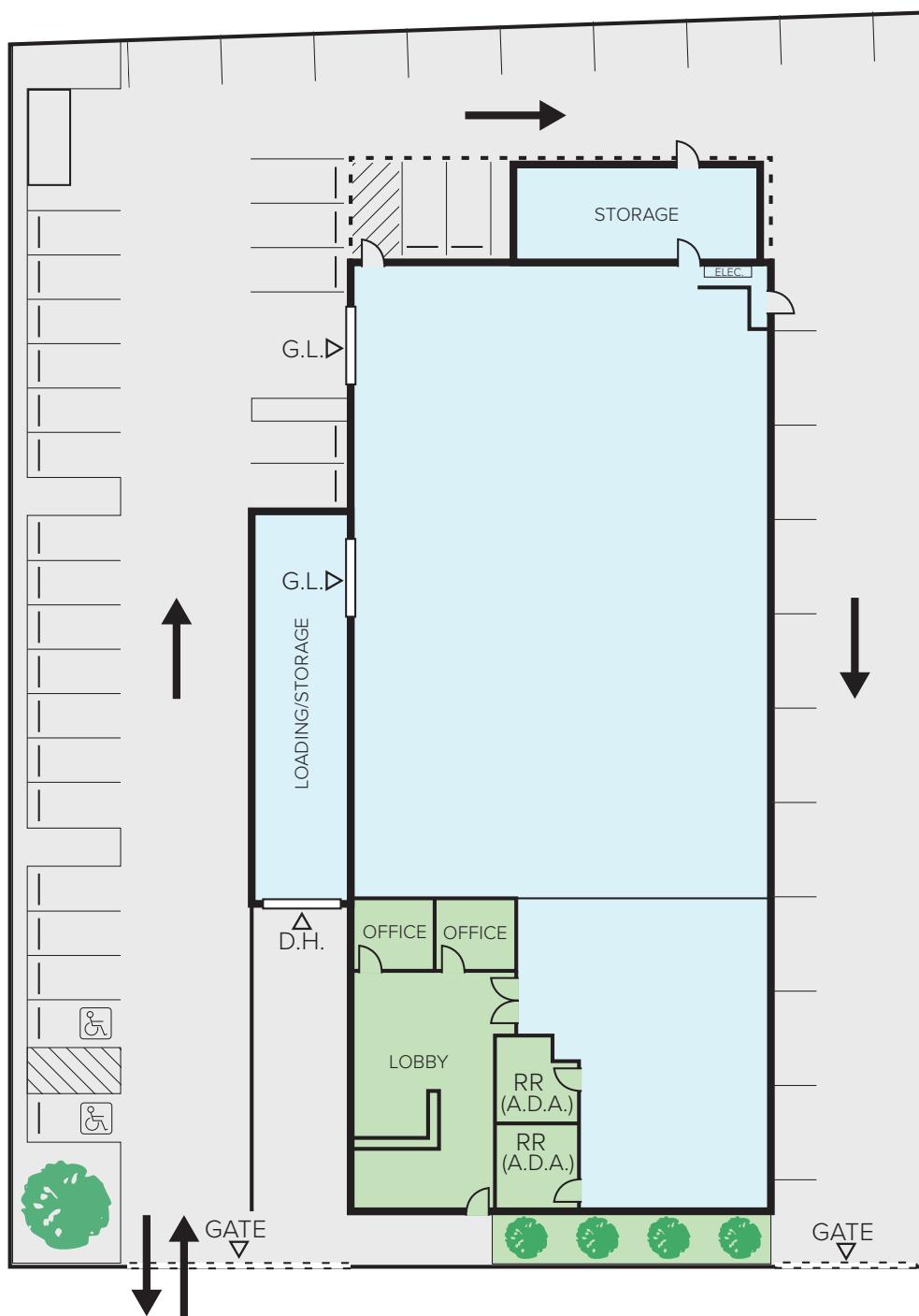
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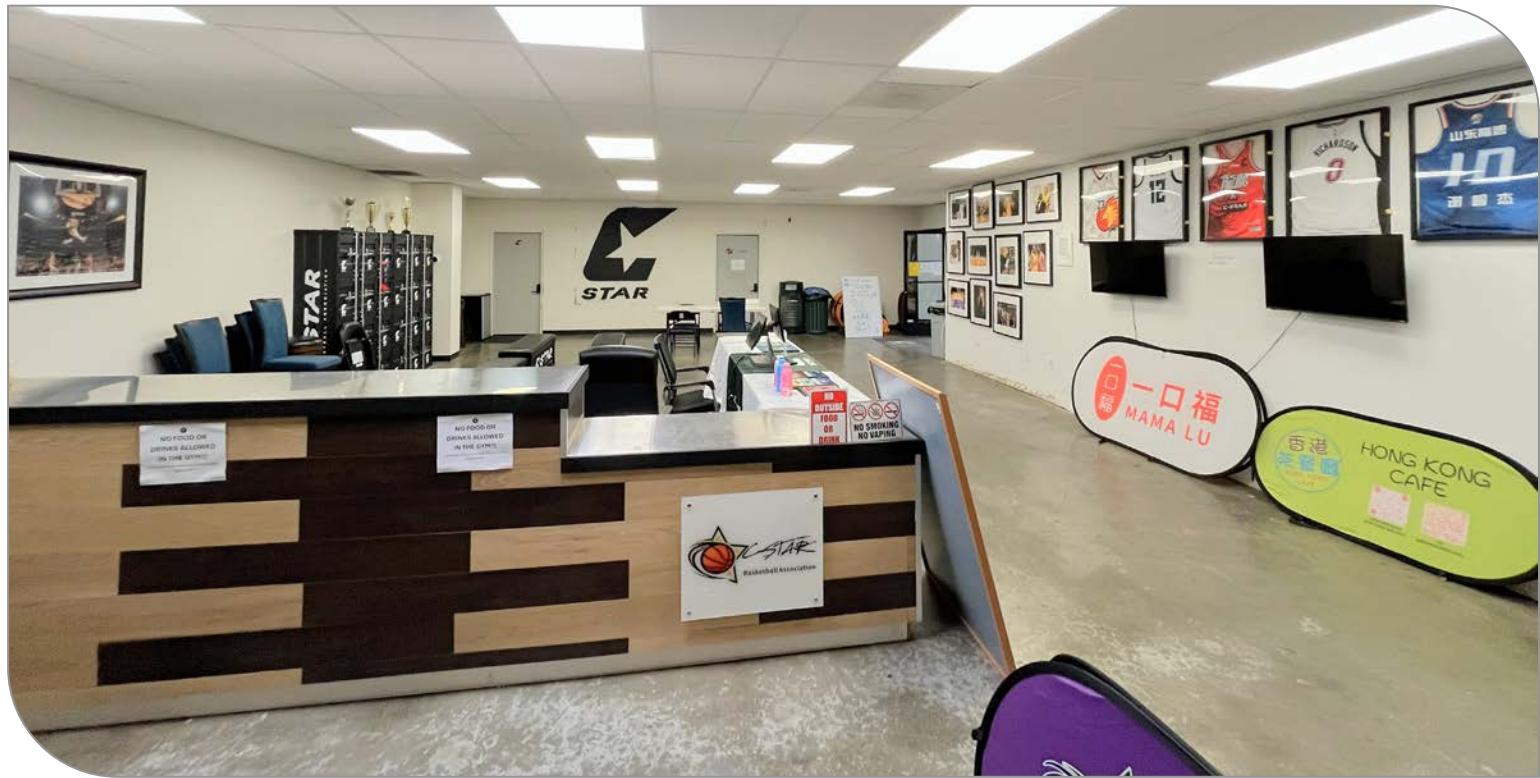
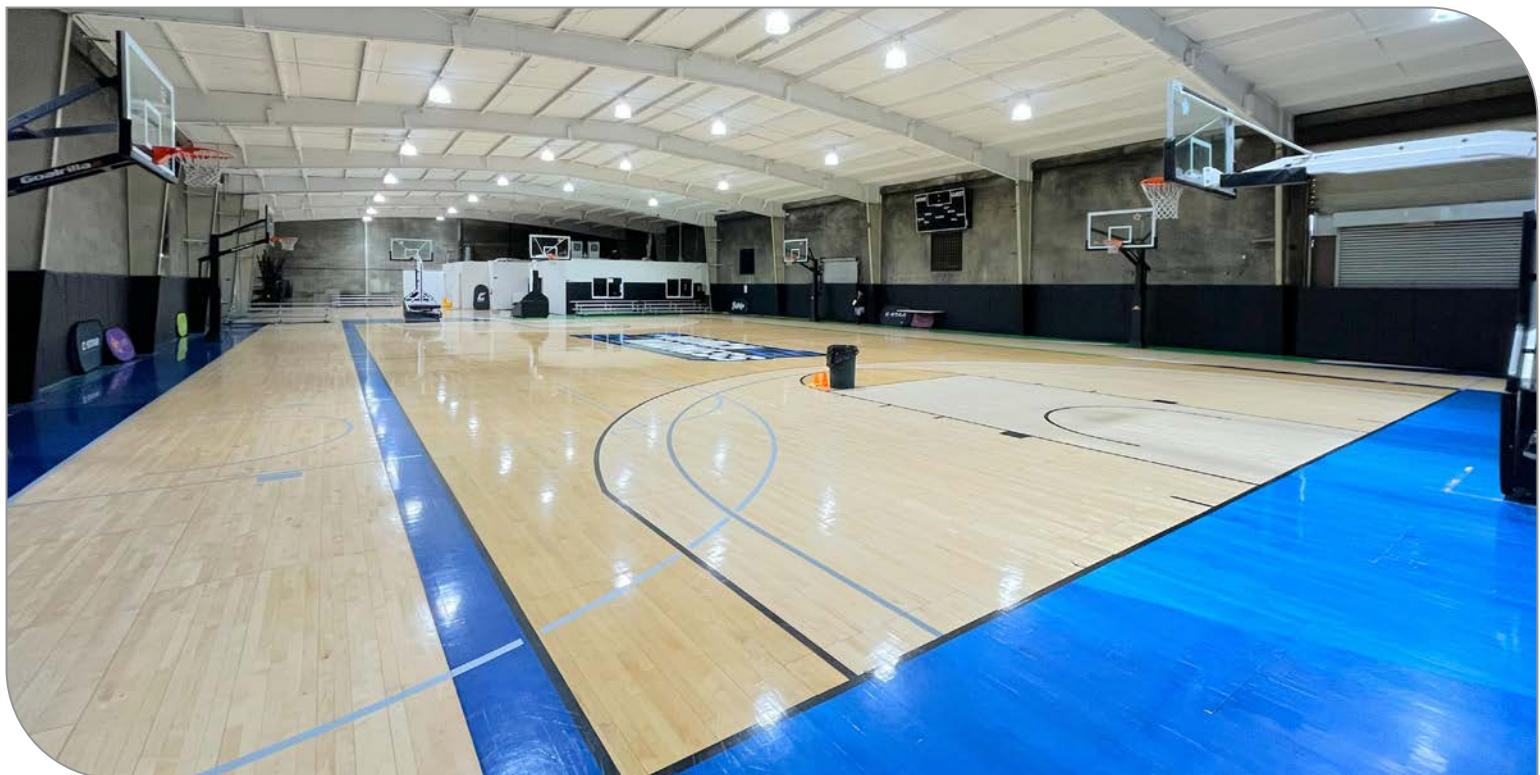
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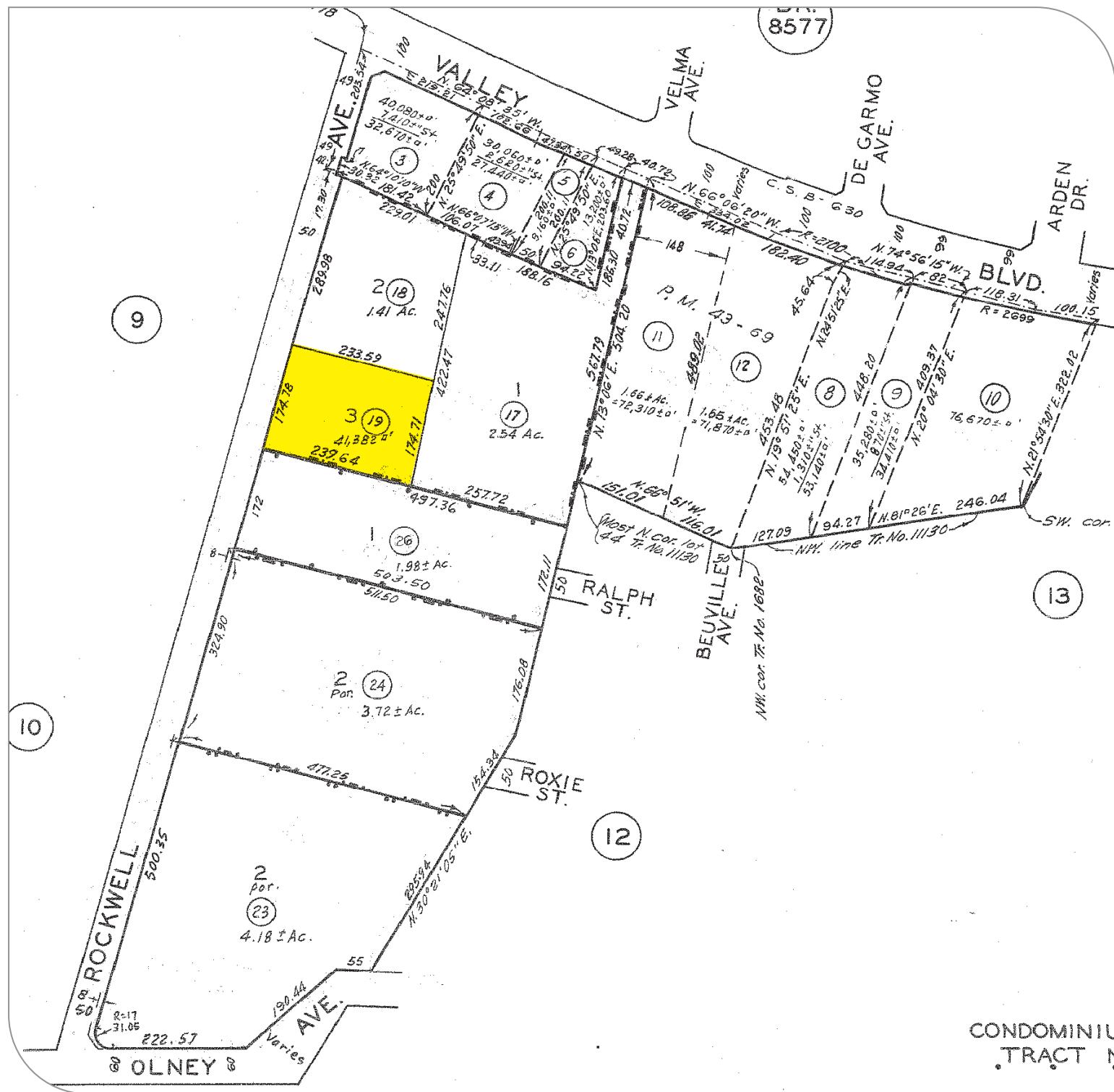
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The logo for Lee & Associates consists of a stylized 'L' and 'A' in red, followed by the text 'LEE & ASSOCIATES' in a serif font, and 'COMMERCIAL REAL ESTATE SERVICES' in a smaller sans-serif font below it.

## PARCEL MAP



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