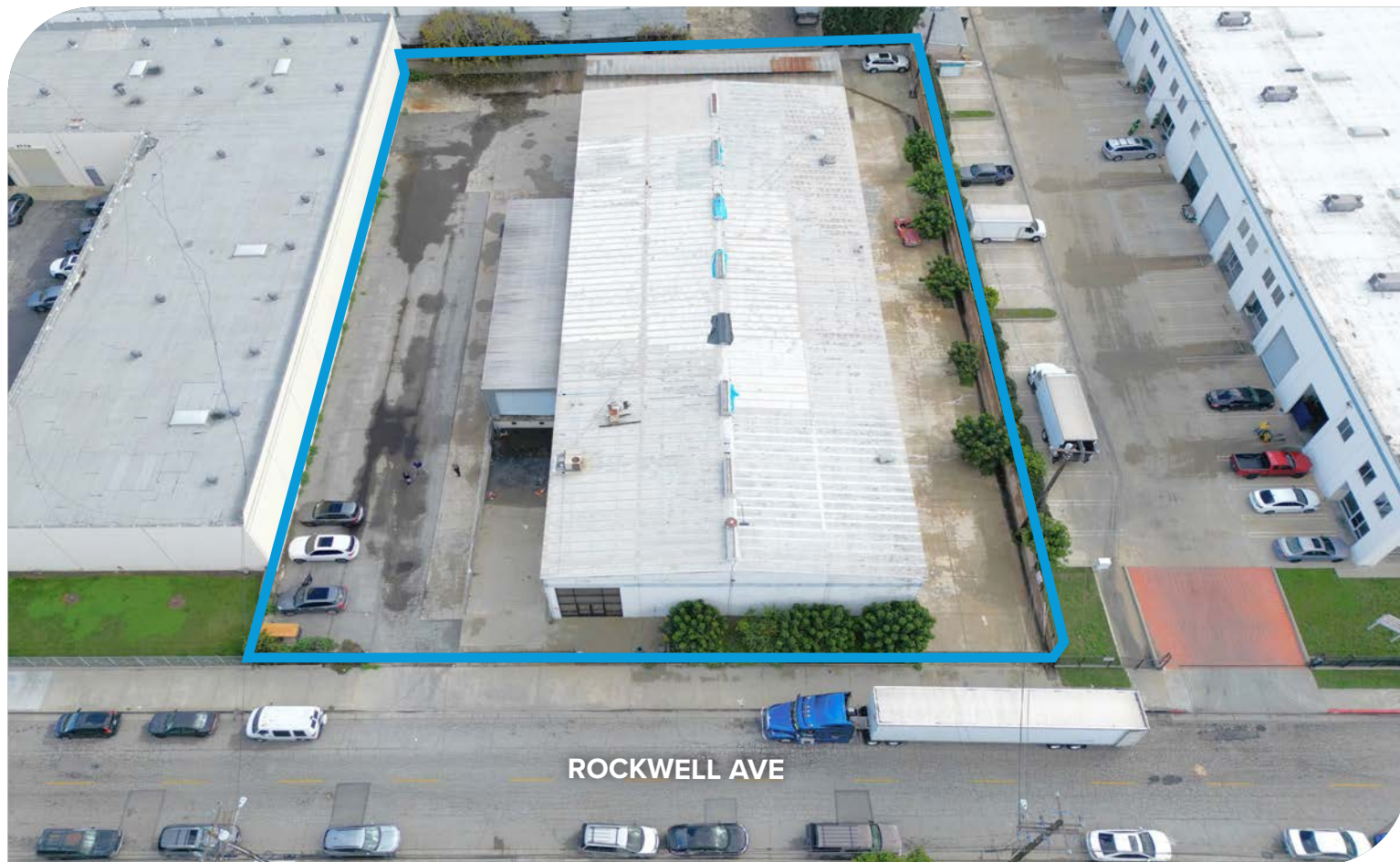


**FOR  
LEASE**

**±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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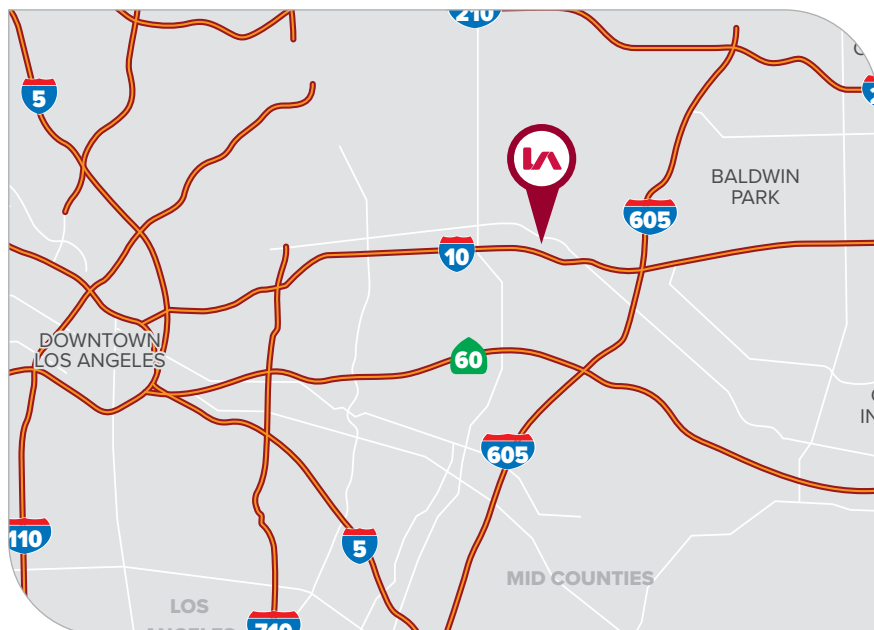


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## PARCEL MAP



## 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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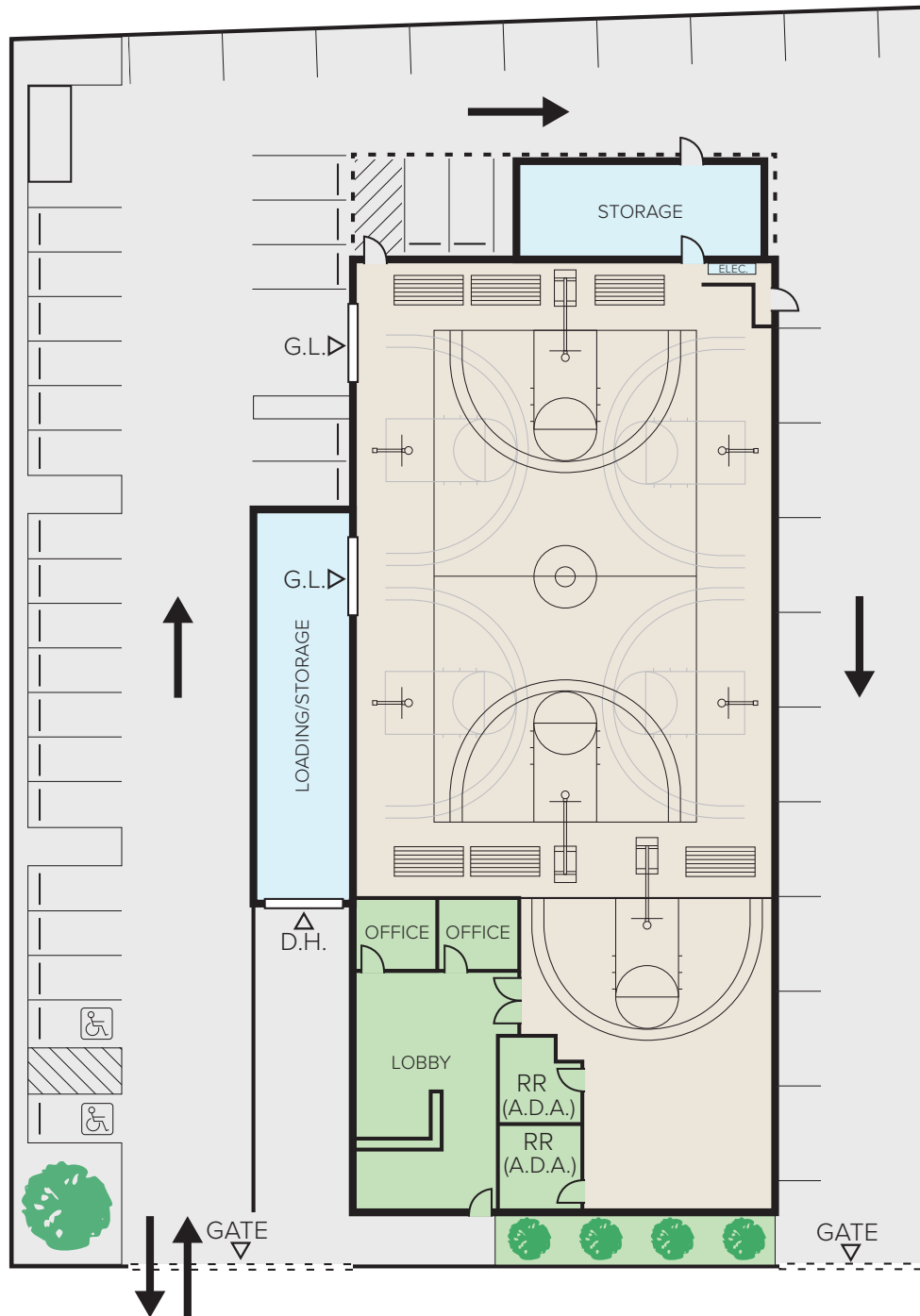
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**SITE PLAN**



**ROCKWELL AVE**

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

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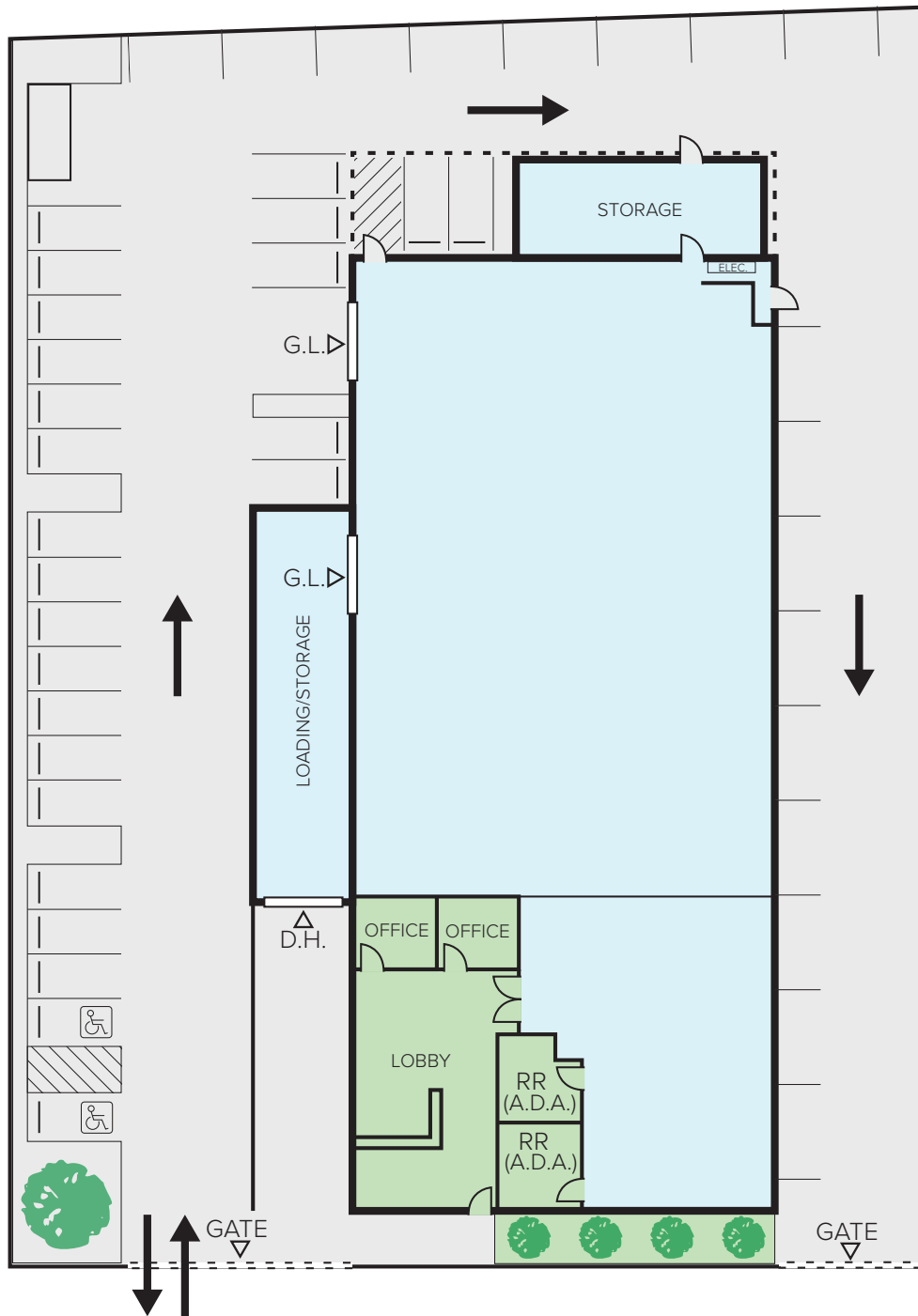
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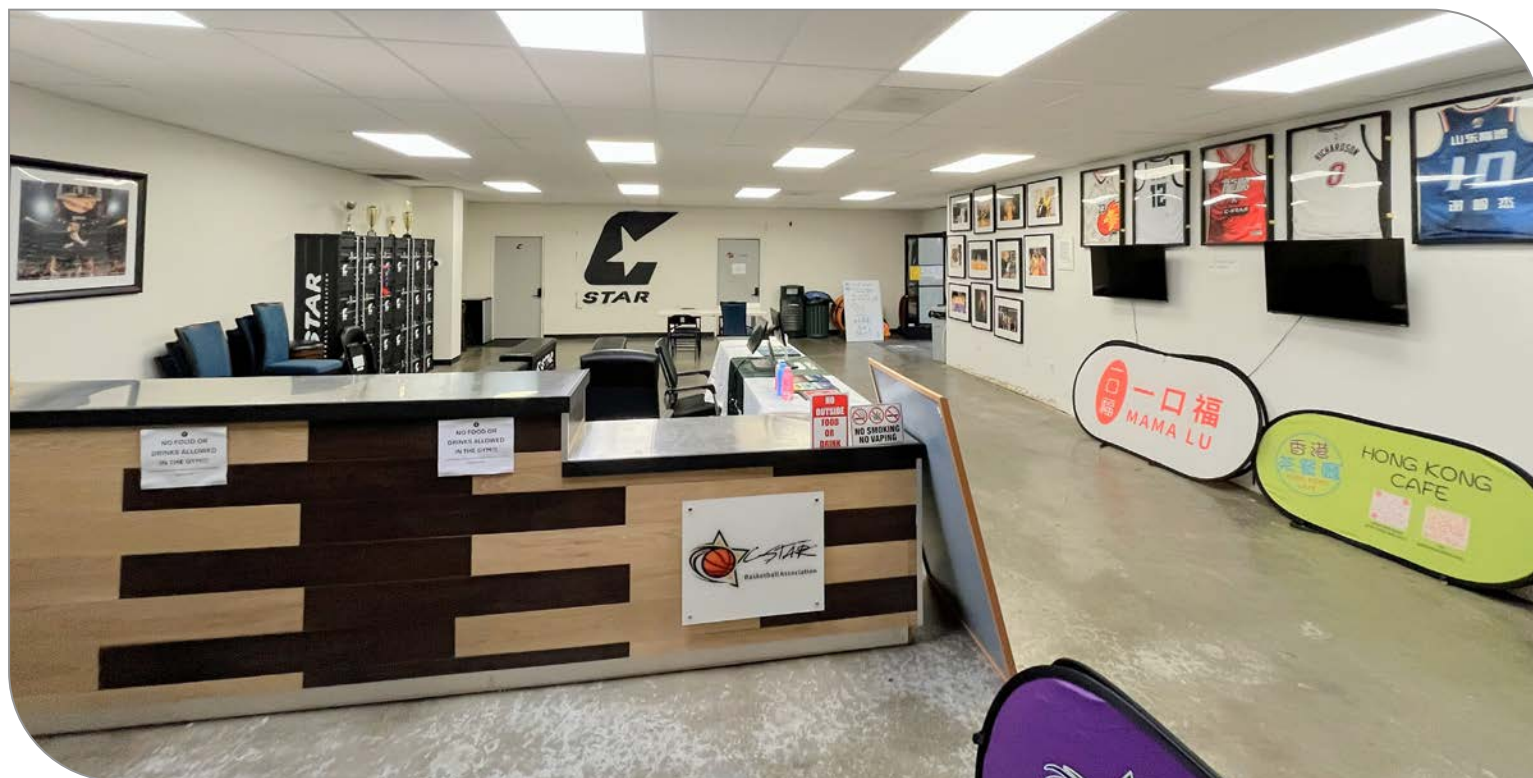
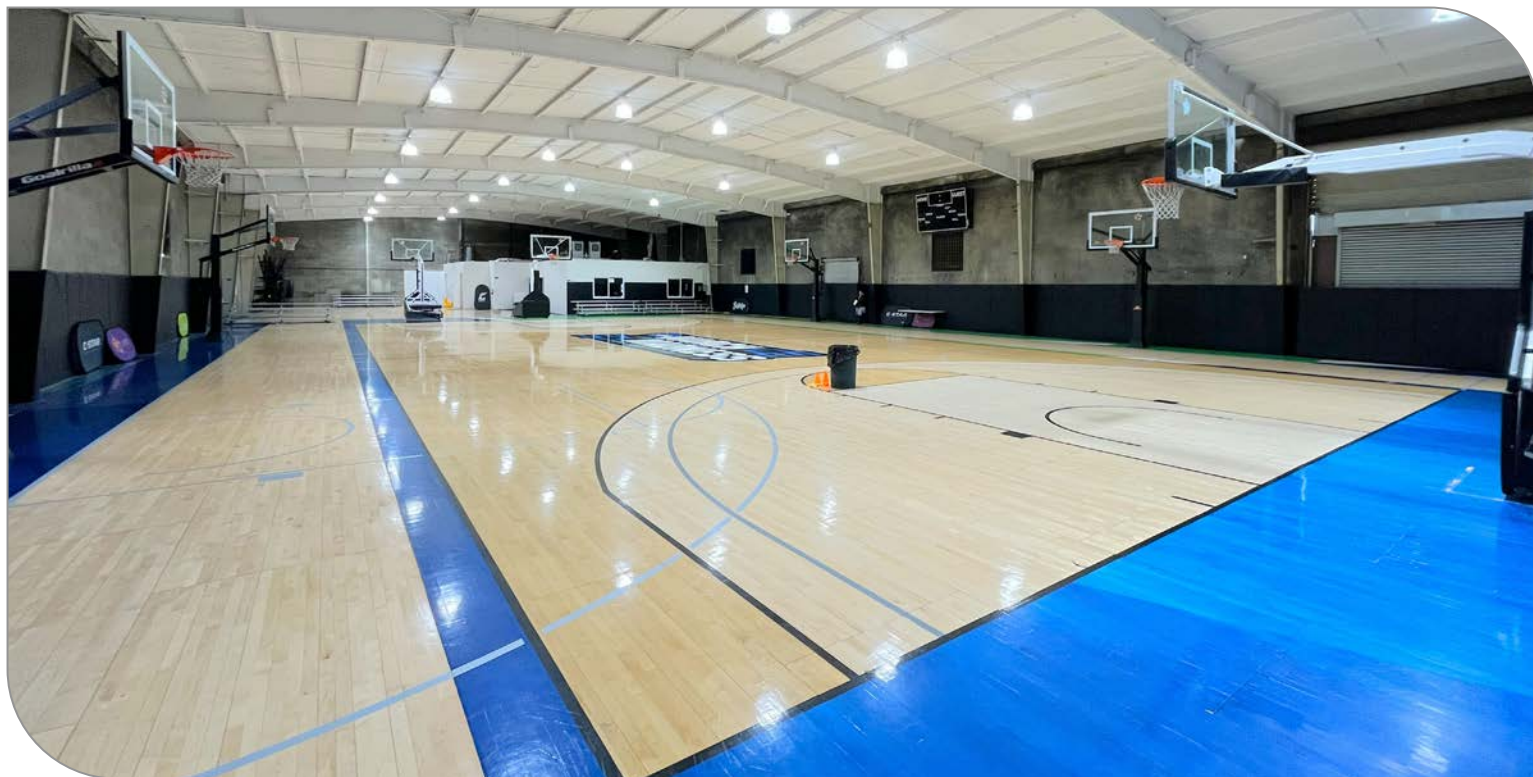
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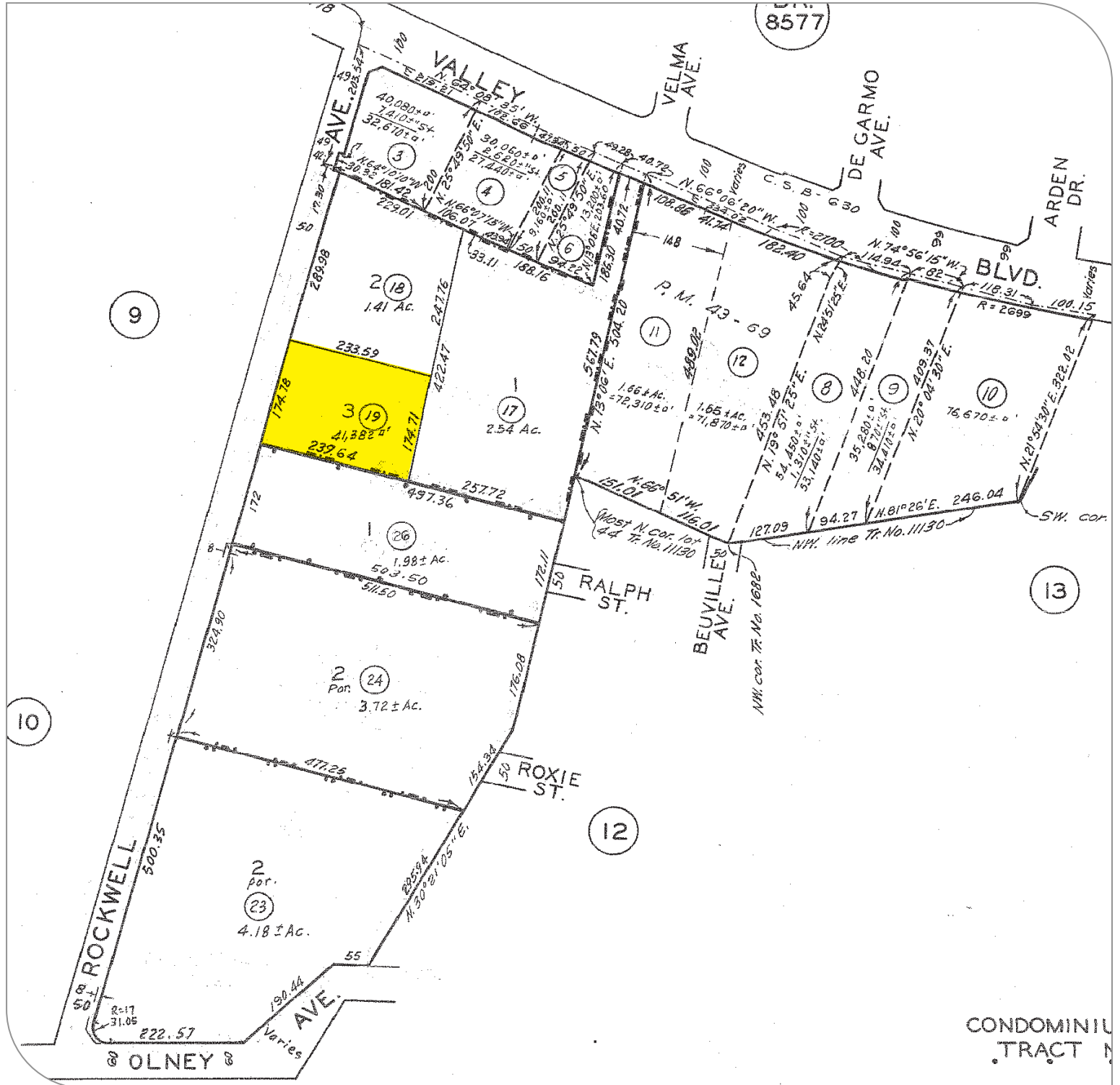
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PARCEL MAP



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