

SITUATED IN AN UNMATCHED LOCATION IN EL MONTE, PROVIDING EXCELLENT ACCESS TO ROSEMEAD BLVD & THE 10 FREEWAY

HIGHLIGHTS

- ±16,200 SF Total Availability
- ±1.01 Acres of Land (±44,080 SF)
- 16'-21' Ceiling Clearance Providing Ample Vertical Space for Storage & Racking
- Two (2) Ground-Level Doors
- Bonus Structure in the Rear for Additional Storage
- · One (1) Exterior Truck Well



BUILDING SIZE

±16,200 SF



LAND SIZE

±44,080 SF



LARGE, FENCED YARD FOR

SECURED PARKING



KEVIN CHING, SIOR

Vice President | Lic. ID # 01899995 kching@lee-associates.com 626.701.2405

JUSTIN CHIANG

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9640 TELSTAR AVENUE, EL MONTE, CA 91731

INDUSTRIAL SPACE FOR SALE
City of El Monte

±16,200 SF WAREHOUSE / OFFICE



**Additional unmarked parking spaces in rear yard.



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INDUSTRIAL SPACE FOR SALE City of El Monte

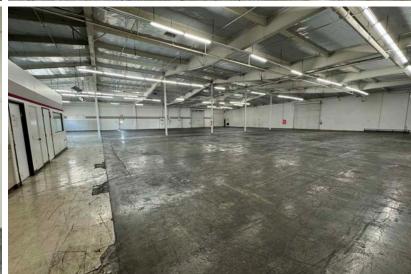
±16,200 SF WAREHOUSE / OFFICE

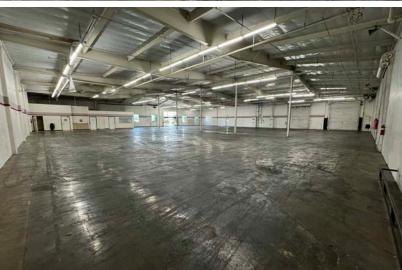


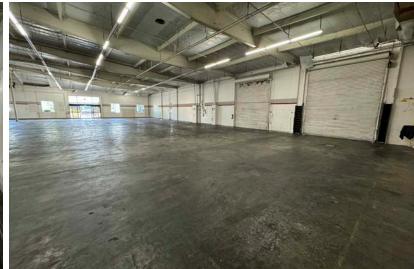














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