

# INDUSTRIAL SPACE FOR SALE

*City of El Monte*

±16,200 SF WAREHOUSE / OFFICE

9640 TELSTAR AVENUE, EL MONTE, CA 91731

# BACK ON THE MARKET!

## ASKING PRICE: \$5,480,000

**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



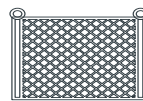
BUILDING SIZE

**±16,200 SF**



LAND SIZE

**±44,080 SF**



LARGE, FENCED YARD FOR

**SECURED PARKING**



**KEVIN CHING, SIOR**  
Vice President | Lic. ID # 01899995  
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626.701.2405

**JUSTIN CHIANG**  
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**LEE & ASSOCIATES** - City of Industry  
13181 Crossroads Pkwy N Suite 300  
City of Industry, CA 91746  
562-699-7500

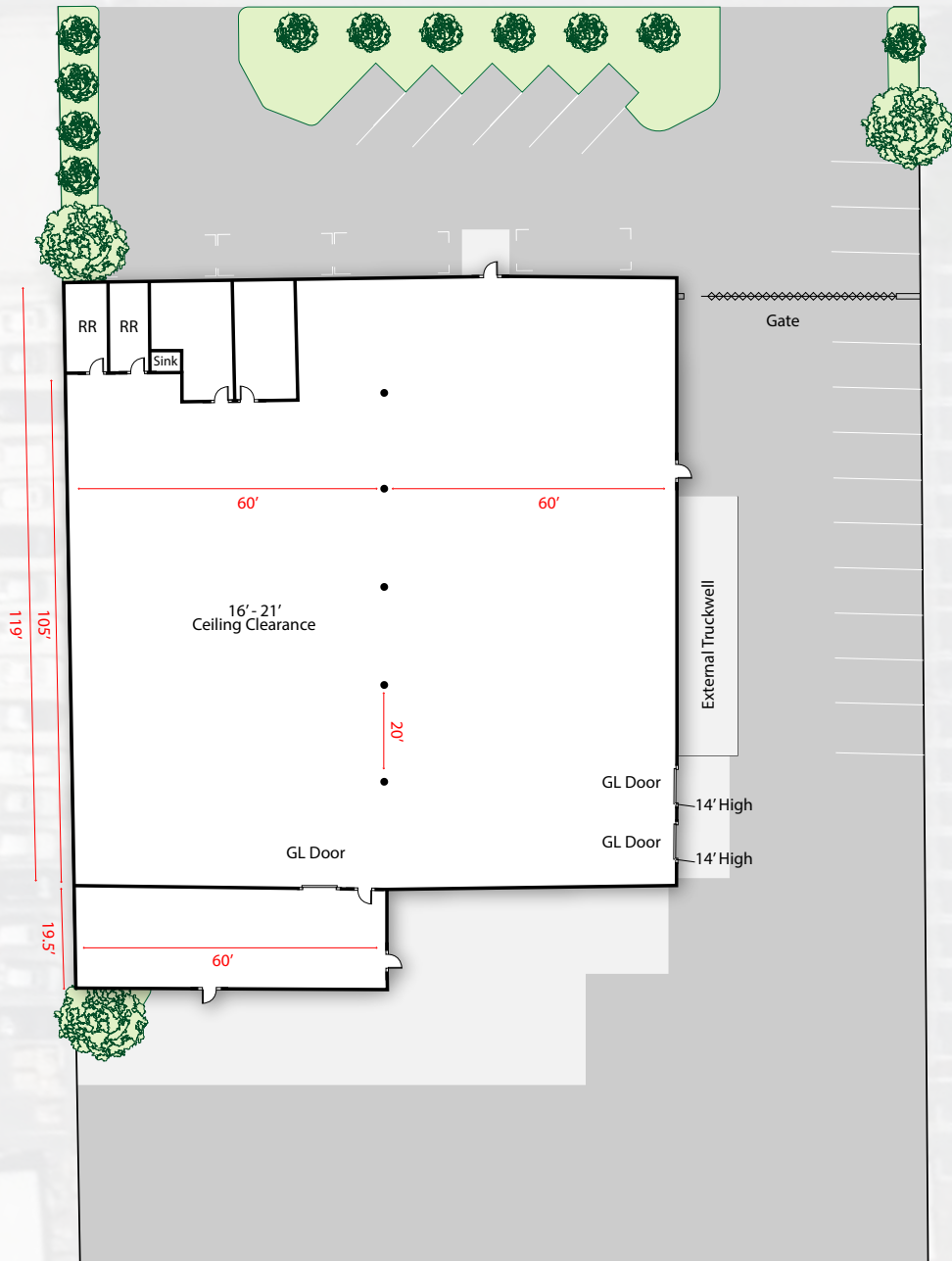
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Telstar Avenue



**\*\*Additional unmarked parking spaces in rear yard.**



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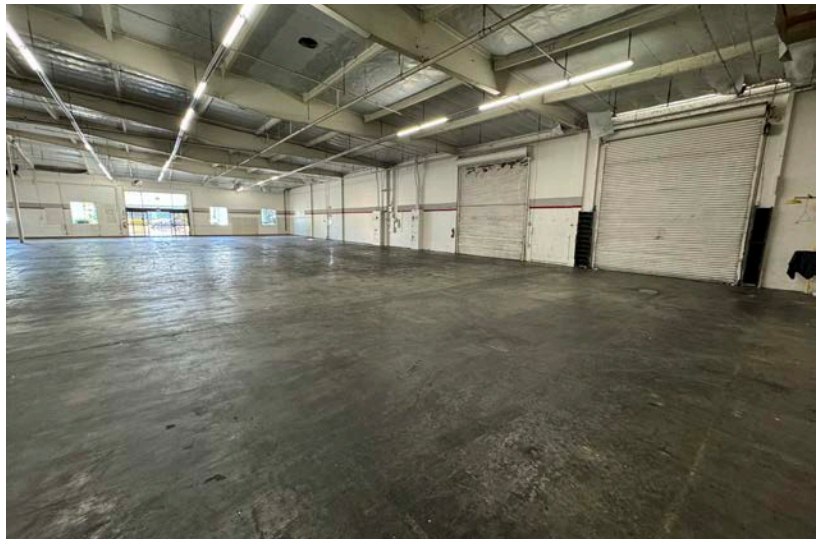
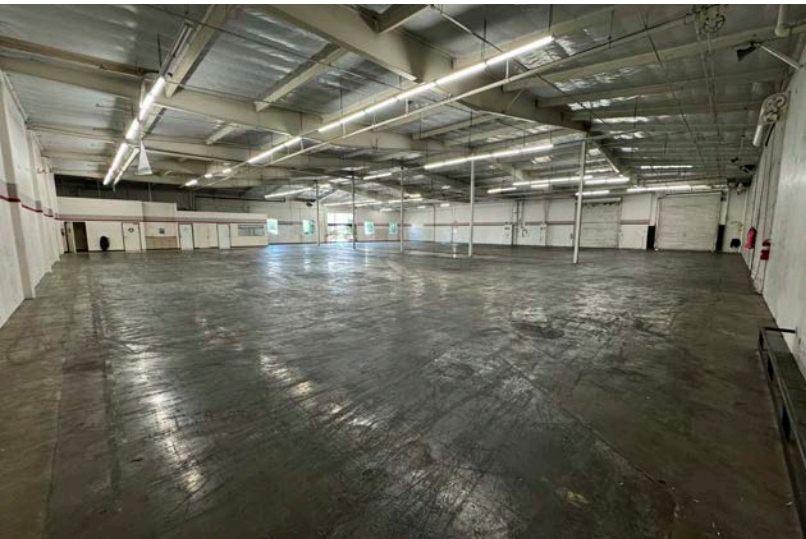
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COMMERCIAL REAL ESTATE SERVICES

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