

**60 FWY ON/OFF RAMP
@ E MARKLAND DR**

60

ATLAS AVE

SATURN ST

**±45,225 SF BUILDING
ON ±90,541 SF LAND**

**INDUSTRIAL FOR
SALE/LEASE**

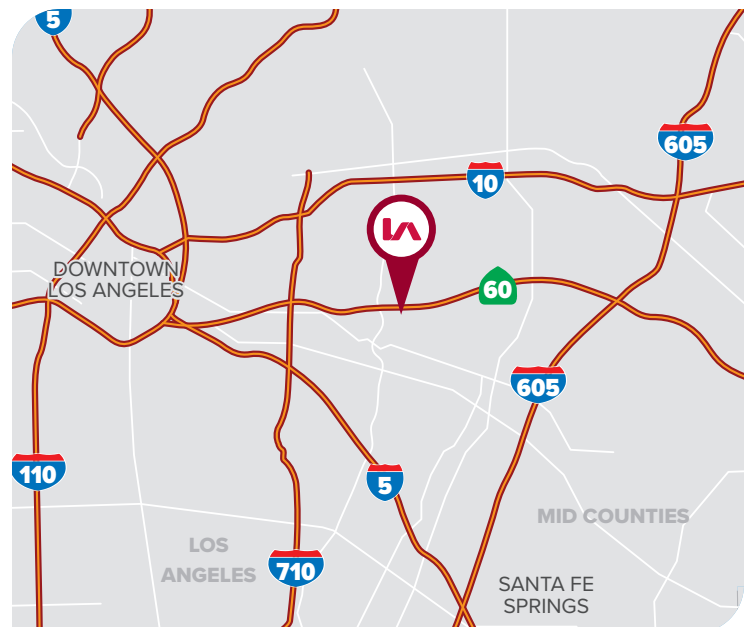
521 ATLAS AVE, MONTEREY PARK, CA 91755

PROPERTY HIGHLIGHTS

- Approved for Distribution Uses
- ±21' Minimum Clear-Height
- 4 Dock-High Positions / 1 G.L. Door (±17' x ±17')
- Heavy Power - 1,200 Amps @ 240V (Verify)
- Immediate Access to the 60 & 710 Freeways
- Tenant Occupied Through April 2026

PRICING SUMMARY

SALE PRICE	\$13,477,050 (\$298 PSF)
LEASE RATE	\$47,486/Mo (\$1.05 PSF/Mo GRS)



FOR MORE INFORMATION, PLEASE CONTACT



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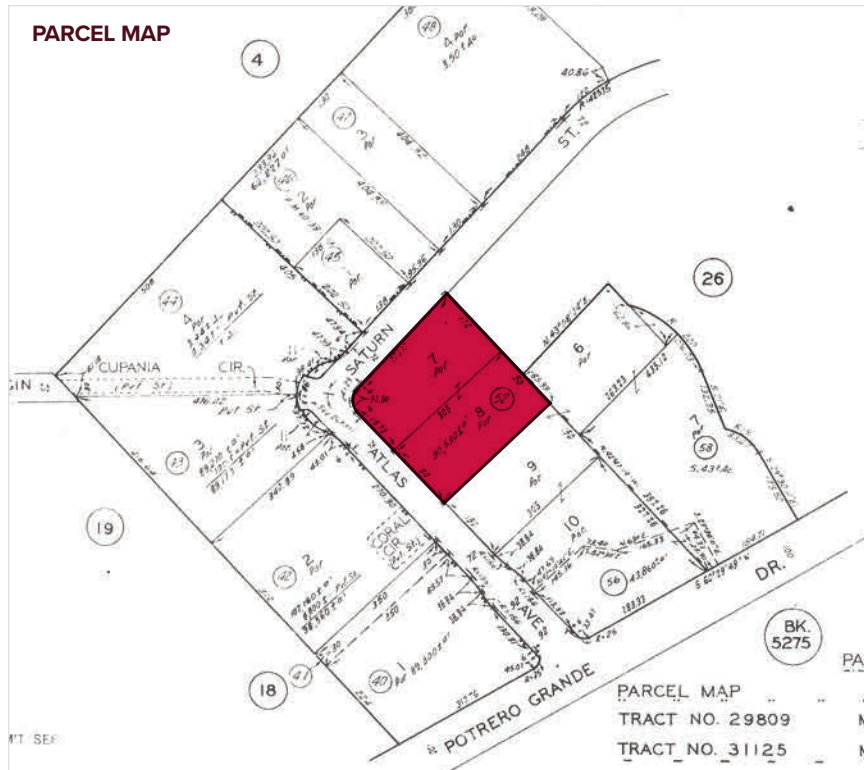
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY SUMMARY

TOTAL BUILDING SF	±45,225 SF
TOTAL LAND SF	±90,541 SF
OFFICES / RESTROOMS	±4,000 SF / 4 RRs
CLEAR HEIGHT	±21' Minimum Clearance
POWER	1200A, 240V, 3Ø, 3W (Verify)
SPRINKLERED	Yes
LOADING	4 DH / 1 GL (±17' x ±17')
ZONING	Saturn Park
YEAR BUILT	1970
APN	5265-025-052
CONSTRUCTION	Concrete Tilt-Up
PARKING	±76 Spaces (Verify)



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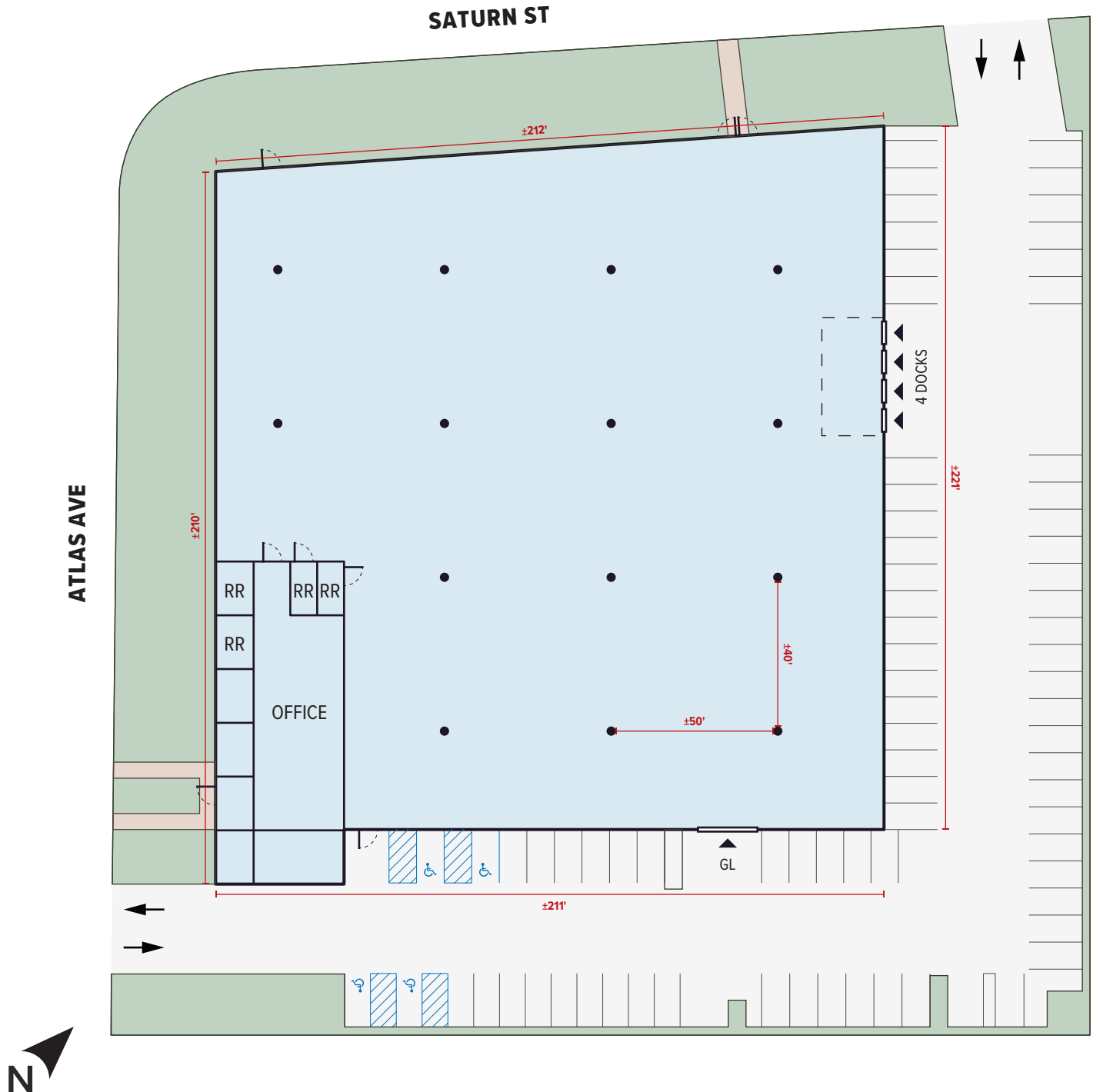
LEE-ASSOCIATES.COM/DOWNTOWNLA

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

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NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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