



**INDUSTRIAL FOR  
SALE/LEASE**

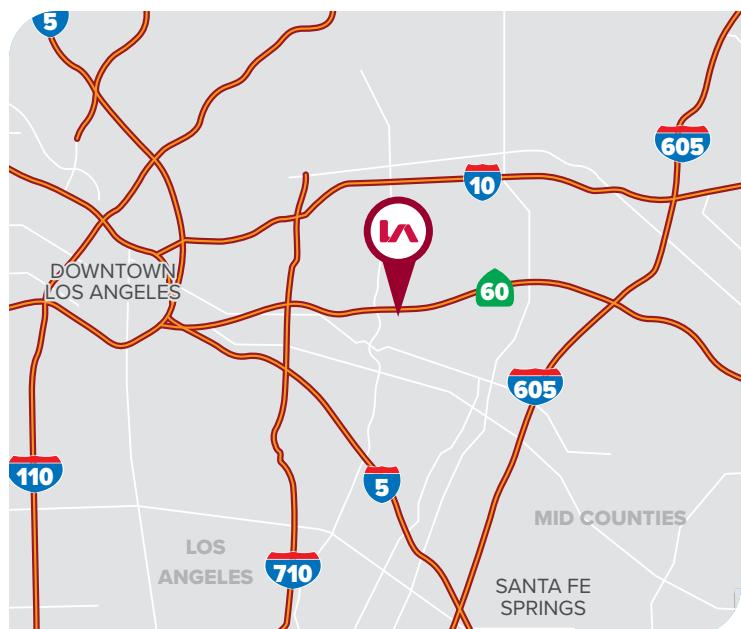
**PROPERTY HIGHLIGHTS**

- 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**



**TONY NAPLES**

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com  
818.395.4373



**RYAN CAMPBELL**

Executive Managing Director | LIC NO 01341826

rcampbell@naicapital.com  
909.348.0606



**MATTISON BEHR**

Associate | LIC NO 02091054

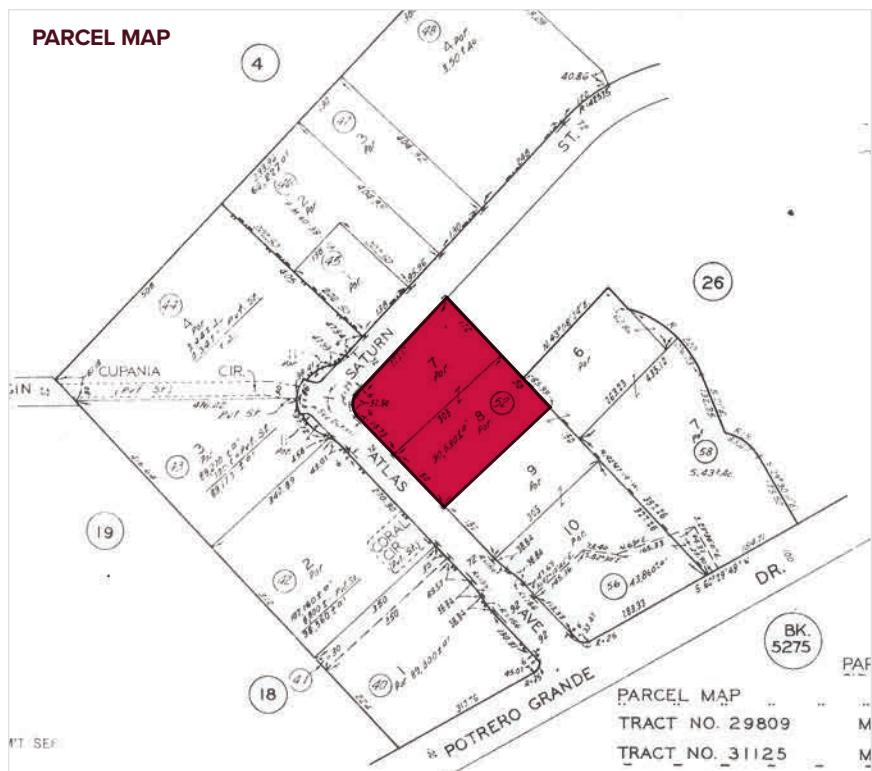
mbehr@lee-associates.com  
818.434.9116

# INDUSTRIAL FOR SALE/LEASE

**±45,225 SF BUILDING ON ±90,541 SF LAND**  
521 ATLAS AVE, MONTEREY PARK, CA 91755

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## PARCEL MAP



## PROPERTY SUMMARY

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



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Lee & Associates | Downtown Los Angeles

CORP ID 02174865

1201 N Main St  
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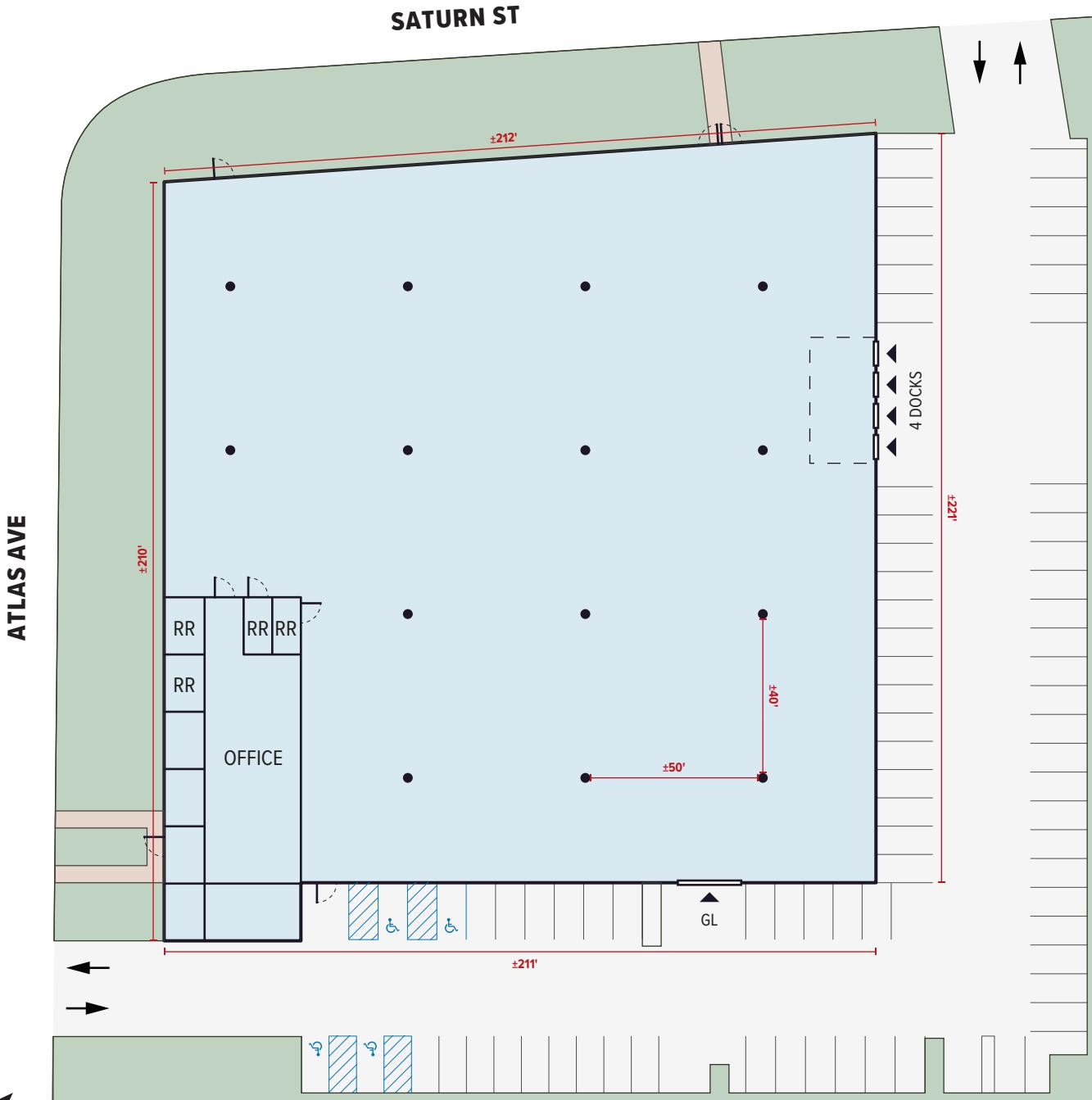
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**NOTE:** Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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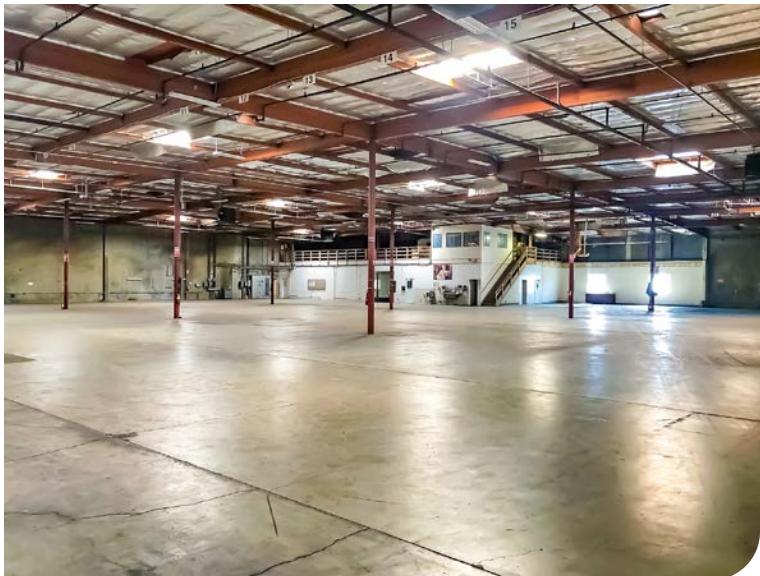
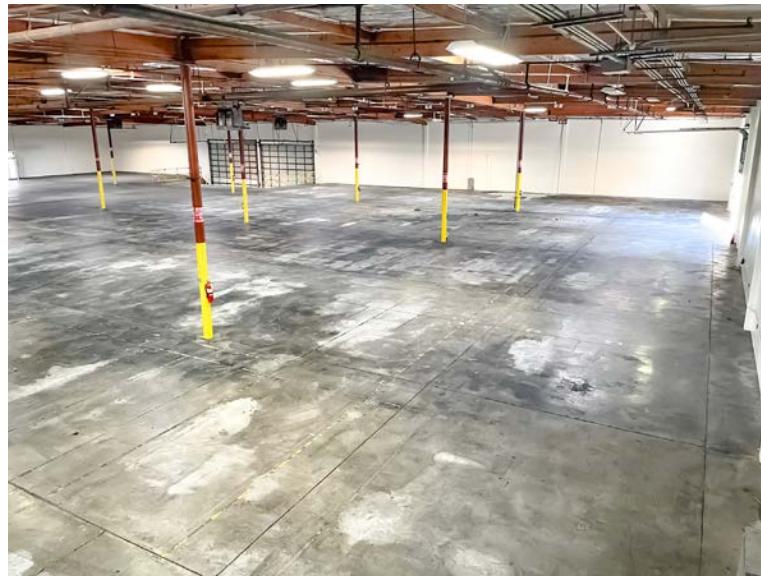
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