

LOWER AZUSA INDUSTRIAL PARK

VACANT, MOVE-IN READY IMPROVEMENTS

6-Month Teaser Rate of \$0.85 PSF

Starting Nov 1, 2024!



For Lease

10,905 SF

10804 LOWER AZUSA ROAD, EL MONTE, CALIFORNIA

Multi-Tenant Industrial Building

- High Image, Secure, Gated Business Park
- 10,905 SF Industrial Unit
- \$1.30 PSF Modified Gross with a \$0.11 CAM
- Three (3) Ground Level Loading Doors
- Unit Frontage and Signage on Lower Azusa Rd.
- Drive Around Project Access
- Proximity to the I-10 Freeway and 605 San Gabriel River Freeway
- **Landlord Will Consider Short-Term Lease**

LEASING CONTACT

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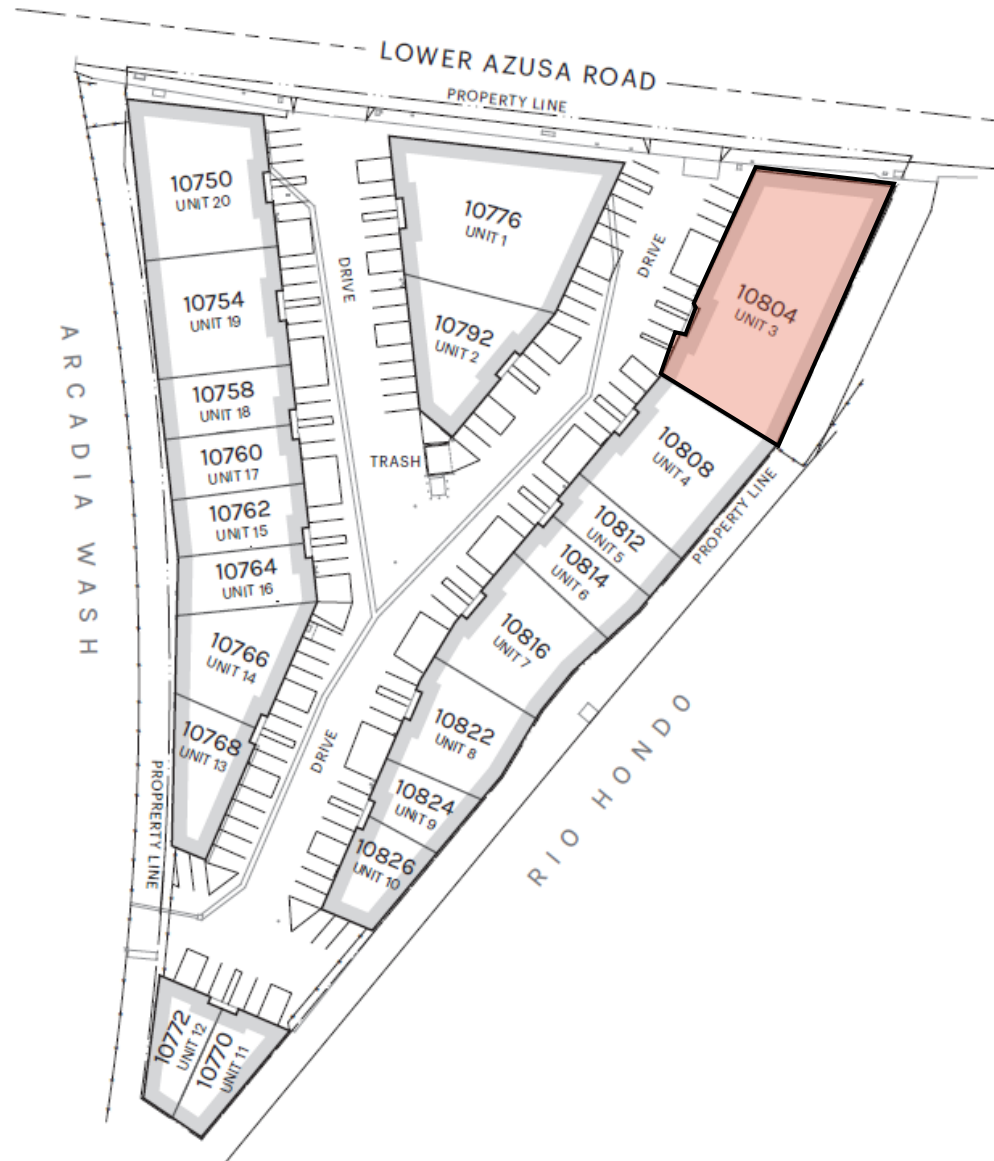
**Rexford
Industrial**

Availability

10804 LOWER AZUSA RD.

EL MONTE, CALIFORNIA

UNIT	TOTAL SIZE	WAREHOUSE	OFFICE
10804	10,905 SF	9,917 SF	988 SF

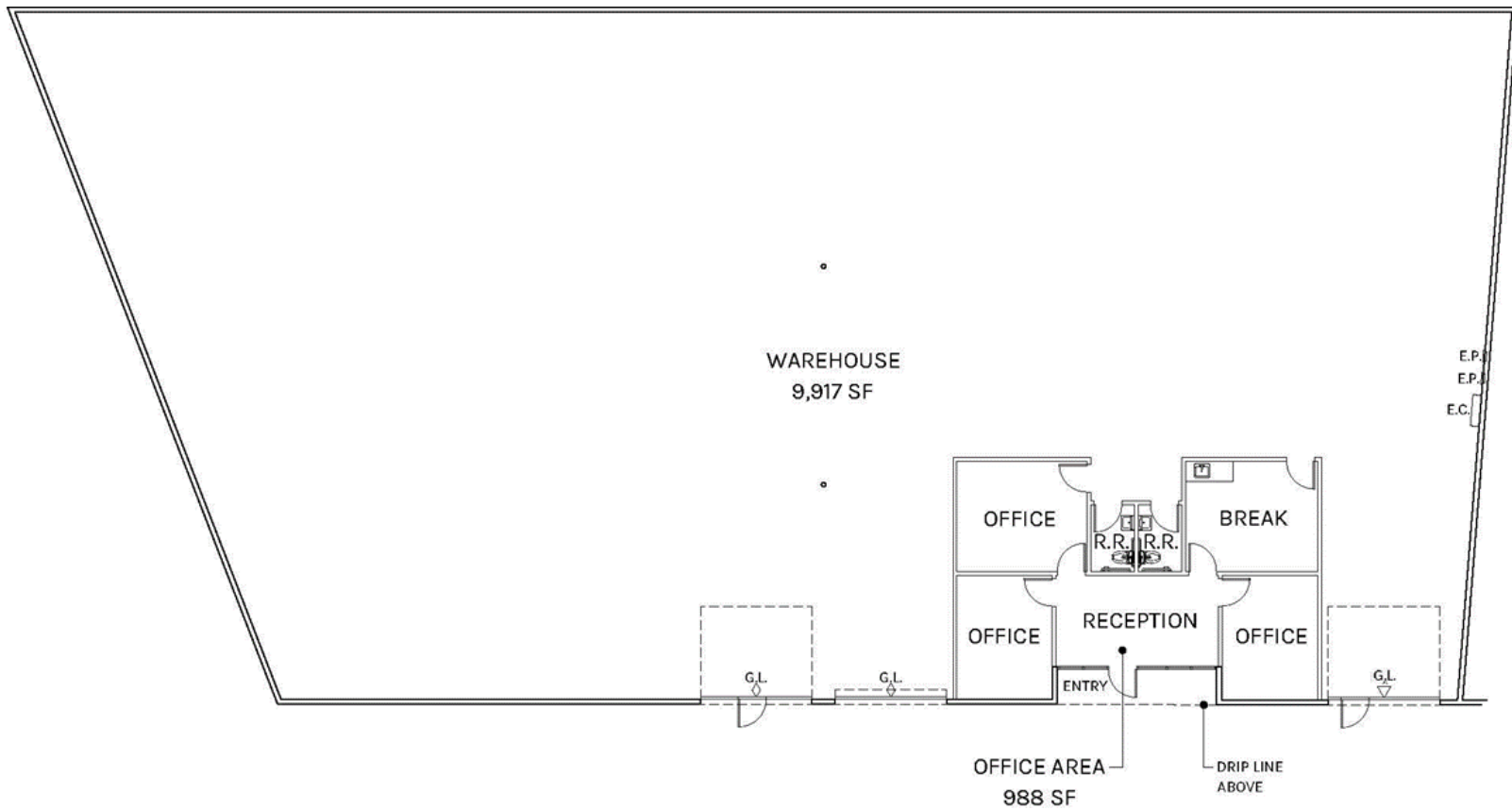


Floor Plans

10804 LOWER AZUSA RD.

EL MONTE, CALIFORNIA

Unit 10804 | 10,905 SF



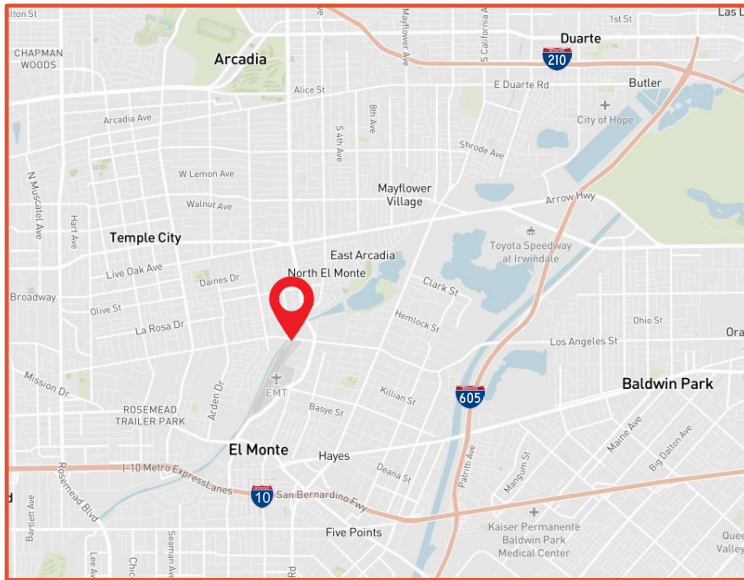
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