

BEST DEAL ON MARKET!! 19,764 SF. INDUSTRIAL BUILDING

FOR LEASE
548 Monterey Pass Road
Monterey Park, CA 91754



PROPERTY FEATURES:

- **19,764 SF Free Standing Industrial Building FOR LEASE (Approx. 17,064 sf. for warehouse area and 2,700 sf. for office area)**
- **Rent Rate: \$0.89 per sf. (\$17,589.96 per month - Industrial Gross)**
- **1,200 AMP, 240v, 3 Phase**
- **8 Private Offices and 2 Restrooms**
- **1 Dock and 2 Roll-up Doors**
- **Excellent Access to Freeway 10, 60 & 710**
- **14' Minimum Clearance Height**
- **Ample Parking Spaces (Approx. 35-37 cars)**
- **Suitable For: Light Industrial, Storage / Distribution, E-commerce, Small Manufacturing, Contractor / Service Business and many more**

For more information:

Kevin Lee / Real Estate Broker / DRE: 01720786 / 15038 Clark Ave., Hacienda Heights, CA 91745
Cell: (626) 975-2521 / Direct: (626) 986-5619, Ext. 111 / Fax: (626) 986-5626
Email: KevinLee@kmpmgroup.com

BERKSHIRE HATHAWAY | CALIFORNIA PROPERTIES
COMMERCIAL DIVISION

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