

**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**

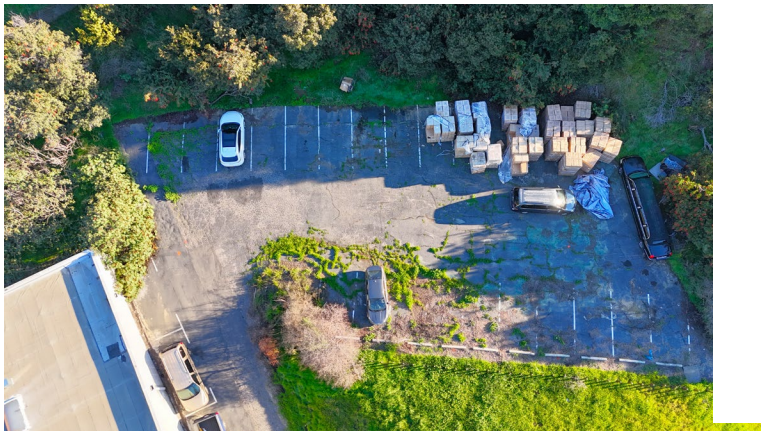
For more information:

**BERKSHIRE
HATHAWAY** | CALIFORNIA
PROPERTIES
COMMERCIAL DIVISION

Kevin Lee / Real Estate Broker / DRE: 01720786 / 15038 Clark Ave., Hacienda Heights, CA 91745
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