

Available SF 1,000 SF

Industrial For Lease

Building Size 10,000 SF



Property Name: Brooks Commerce Center
Address: 4605 Brooks St, Unit 2, Montclair, CA 91763
Cross Streets: Brooks St/Monte Vista Ave

Multi-Tenant Building
 Small Office, 2 Restrooms, Warehouse
 Ground Level Loading
 Close Proximity To 10, 60, 15 & 71 Freeways

Lease Rate/Mo: \$1,450
Lease Rate/SF: \$1.45
Lease Type: Modified Gross / Op. Ex: \$0.06
Available SF: 1,000 SF
Minimum SF: 1,000 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: M2

Sprinklered: Yes
Clear Height: 14'
GL Doors/Dim: 1
DH Doors/Dim: 0
A: 100 V: 208 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1973
Whse HVAC: No
Parking Spaces: 2 / Ratio: 2.0:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 120 SF / 1
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: IE West
APN#: 1012082020000

Listing Company: Lee & Associates
Agents: [Justin Leewood 909-373-2989](mailto:jleewood@lee-assoc.com)
Listing #: 44353564
Notes: CAM fee \$0.06 PSF.

Listing Date: 02/17/2026

FTCF: CB250Y150S000