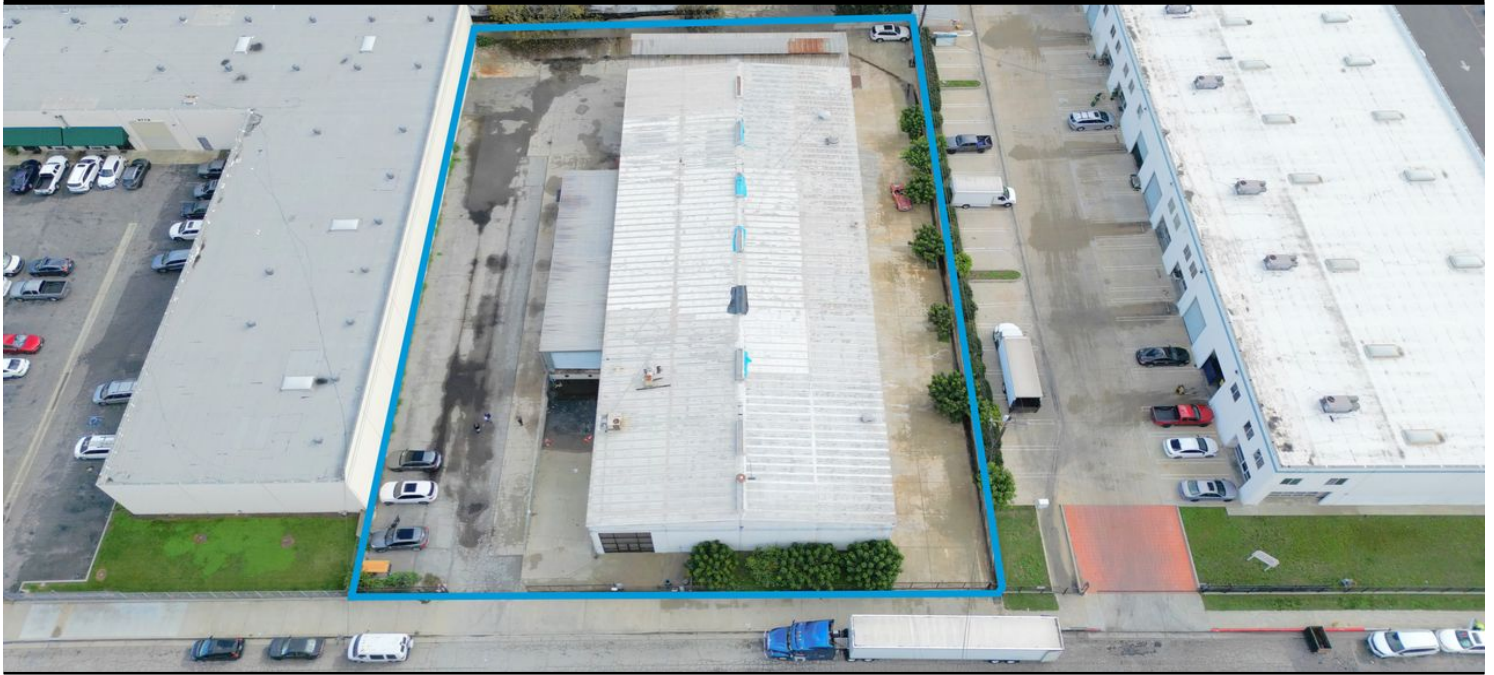


Available SF 17,450 SF

Industrial For Lease

Building Size 17,450 SF


Address: 3728 Rockwell Ave, El Monte, CA 91731

Cross Streets: Rockwell Ave/Valley Blvd

Currently Used As A Basketball Training Facility
 Huge Wraparound Yard / ±40% Building Coverage
 Dock High & Ground Level Loading / Clear-Span
 M2 Zoned w/ Heavy Power (1,200 A @ 277/480 V)
 Immediate 10 Fwy Access / Cross Street: Valley Blvd
 Contact Broker to Tour / 30-60 Days for Possession

Lease Rate/Mo: \$30,000
Lease Rate/SF: \$1.72
Lease Type: Gross
Available SF: 17,450 SF
Minimum SF: 17,450 SF
Prop Lot Size: 0.93 Ac / 40,723 SF
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$49,796 / 2025
Yard: Fenced/Paved
Zoning: M1

Sprinklered: No
Clear Height: 18'-21'
GL Doors/Dim: 2
DH Doors/Dim: 1
A: 1200 V: 480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1966
Whse HVAC: No
Parking Spaces: 41 / **Ratio:** 2.3:1/
Rail Service: No
Specific Use:

Office SF / #: 2,272 SF / 3
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 60 Days
Vacant: No
To Show: Call broker
Market/Submarket: West SGV
APN#: 8578-011-019

Listing Company: Lee & Associates
Agents: [Tony Naples 818-395-4373](#), [Mattison Behr 818-434-9116](#)

Listing #: 44157940 **Listing Date:** 01/14/2026

Notes: Call brokers for commission information.

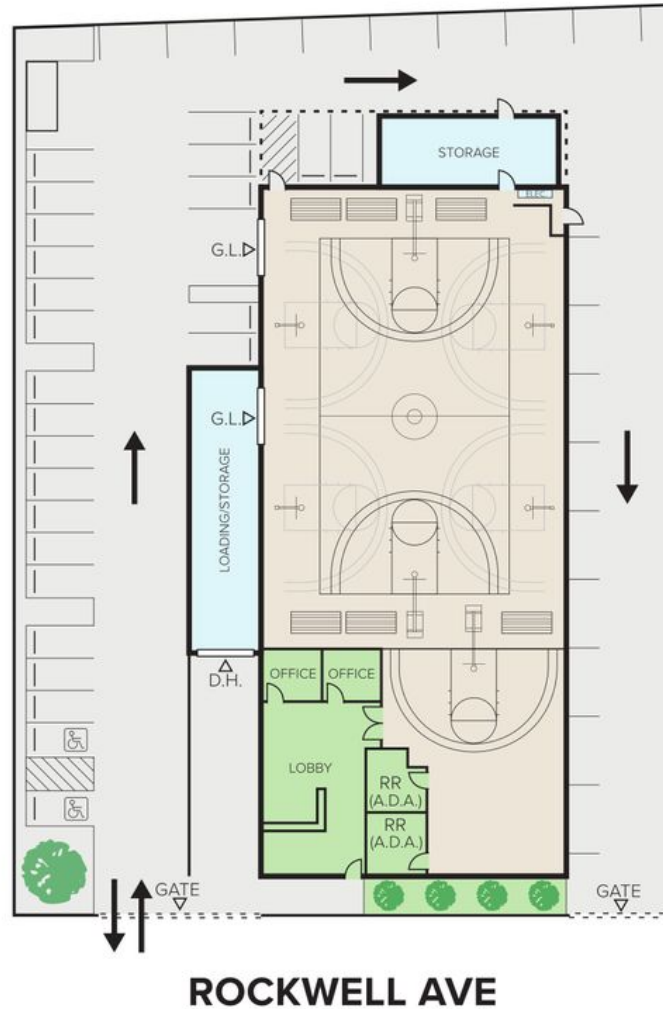
FTCF: CB000N000S000

**FOR
LEASE**

±17,450^{SF} INDUSTRIAL BLDG ON ±40,723^{SF} OF LAND
3728 ROCKWELL AVE | EL MONTE, CA 91731

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SITE PLAN



*Site plan not to scale. Lessee to verify all information

FOR MORE INFORMATION, PLEASE CONTACT



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LEE-ASSOCIATES.COM/DOWNTOWNLA

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.



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