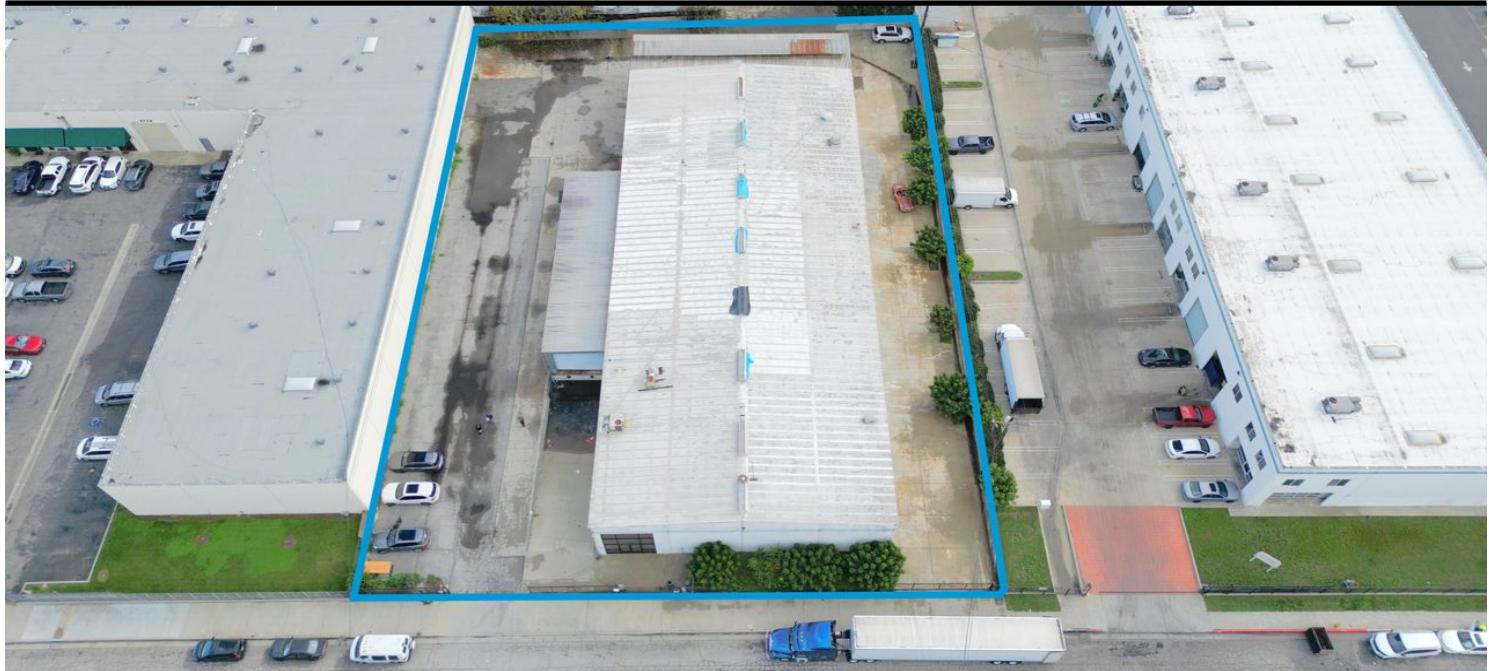


Available SF 17,450 SF

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

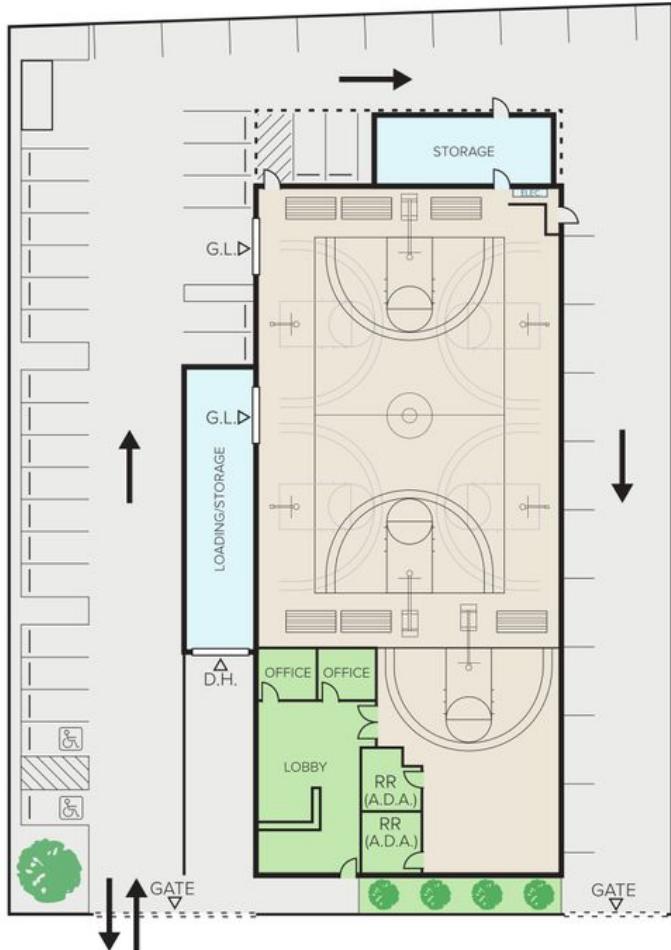
Lease Rate/Mo:	\$30,000	Sprinklered:	No	Office SF / #:	2,272 SF / 3
Lease Rate/SF:	\$1.72	Clear Height:	18'-21'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	2	Office HVAC:	Heat & AC
Available SF:	17,450 SF	DH Doors/Dim:	1	Finished Ofc Mezz:	0 SF
Minimum SF:	17,450 SF	A: 1200 V: 480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	0.93 Ac / 40,723 SF	Construction Type:	TIFF UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1966	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	60 Days
Sale Price/SF:	NFS	Parking Spaces:	41 / Ratio: 2.3:1/	Vacant:	No
Taxes:	\$49,796 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	Fenced/Paved	Specific Use:		Market/Submarket:	West SGV
Zoning:	M1			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	FTCF:	CB000N000S000
Notes:	Call brokers for commission information.				



**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


ROCKWELL AVE


*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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