

FOR LEASE

±42,701 SF INDUSTRIAL BUILDING
ON ±119,655 SF OF LAND

REDUCED LEASE RATE
\$72,165/ MONTH GROSS



1130 S VAIL AVE | MONTEBELLO | CA 90640

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

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ESFR Sprinklers



Excess Land for Truck & Trailer Storage



Excellent Mfg/
Distribution Building



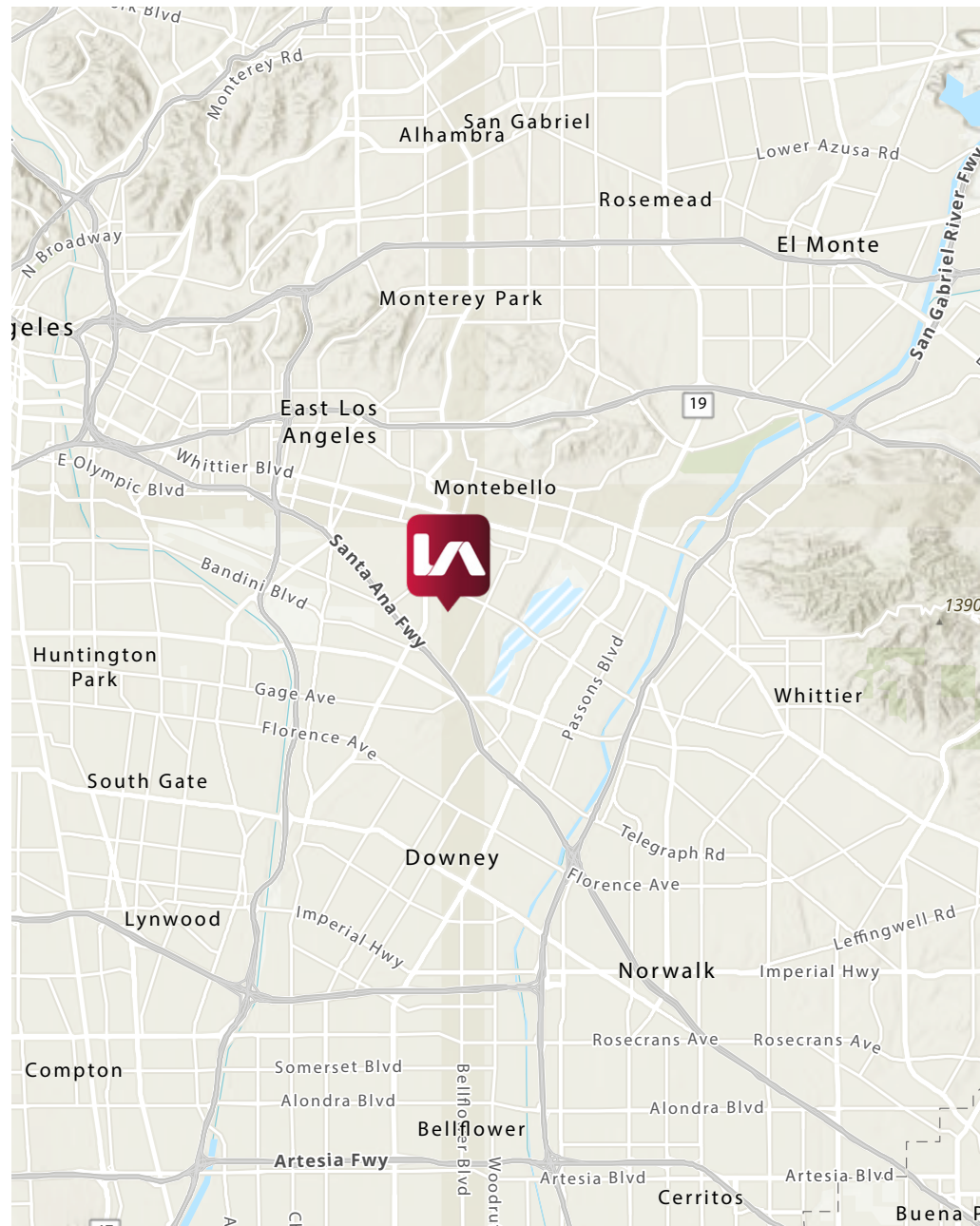
10 Dock High Loading Positions



Close to the I-5 Freeway

Property Information

Available SF	±42,701	For Sale	No
Minimum SF	±42,701	Parking Spaces	84
Clear Height	30'	Rail Service	No
Sprinklered	Yes	GL Doors	1
Prop Lot Size	±119,655	DH Doors	10
Term	Acceptable to Owner	Construction Type	TILT UP
Yard	Fenced / Paved	Year Built	1963
Lease Type	Gross	Specific Use	Warehouse/ Distribution
Office SF	±3,960	Zoning	M-1
Restrooms	4	Market/Submarket	Commerce/Vernon
Possession Date	8/30/2024	APN	6353-016-018, 019
Vacant	Yes	Power	A: 1200 V: 240/480 O: 3 W: 3



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LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.