



For Lease

1136-1150 South Vail Avenue, Montebello, California

±50,123 SF Building

Including 15,234 SF of Brand New Cold Storage Improvements



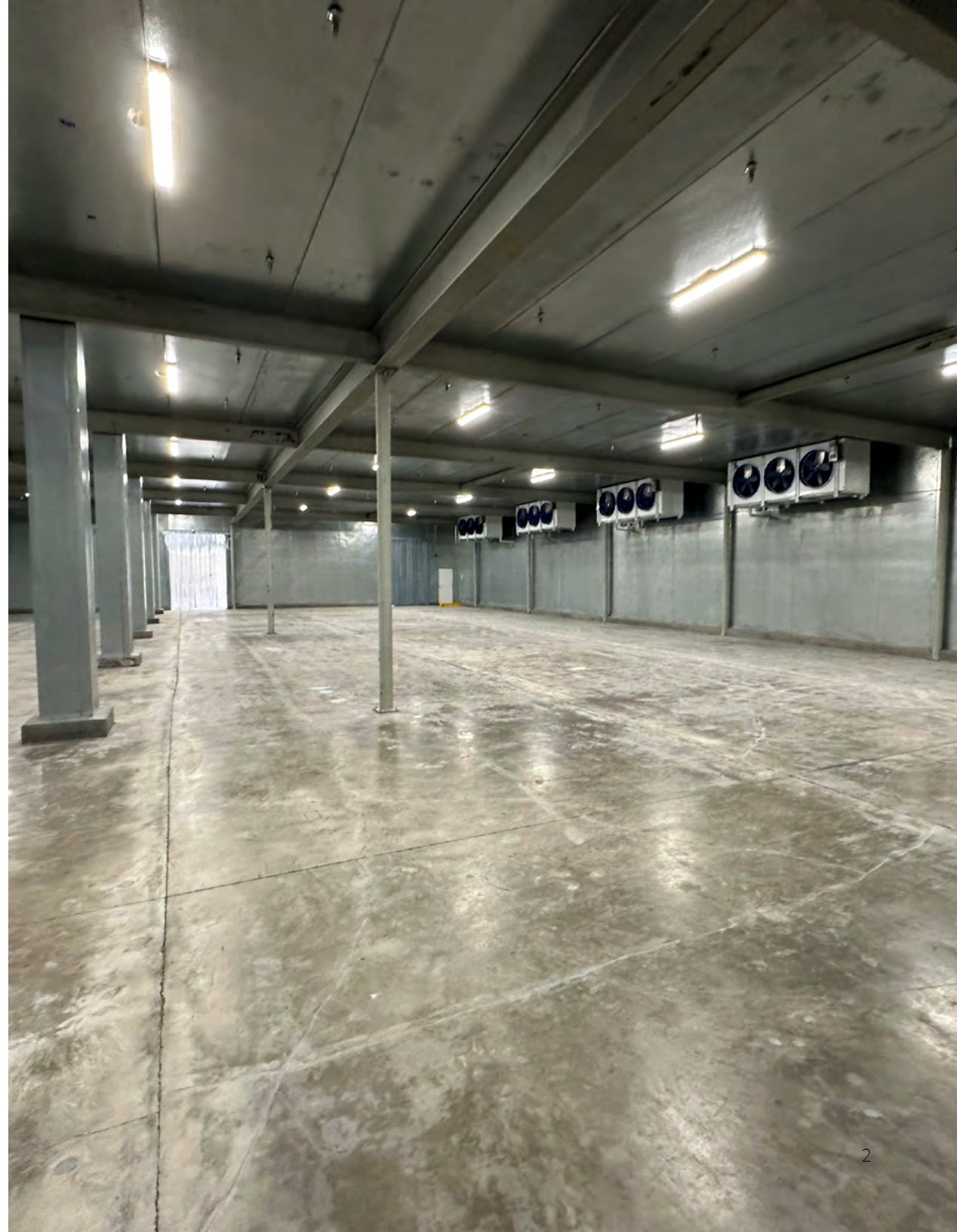
1136-1150 South Vail Avenue | Montebello, CA

Rare food processing & cold storage opportunity

Located in Montebello, 1136-1150 South Vail is a 4-unit building totaling 50,123 SF. The property includes 16,999 SF of dry warehouse (Unit 1136-1140) and 15,234 SF of brand-new cooler, freezer and processing facilities (Unit 1146-1150).

**Undergoing an
extensive refurbishment**

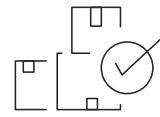
Available Q1 2024



Opportunity Profile



*Image used for illustration purposes only



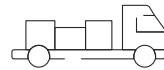
Food Processing-Ready Infrastructure

Specialized infrastructure suitable for food processing operations, including dedicated areas for food preparation, production and packaging



Cold Storage Capabilities

Built-in cold storage facilities to meet the unique requirements of temperature-sensitive food products ensuring optimal freshness and preservation



Convenient Transportation Access

Situated in close proximity to the 5 and 60 freeways, easy access to major transportation routes, enabling efficient distribution of food products to local and regional markets



Regulatory Compliance

Property meets all necessary health, safety and regulatory requirements set forth by food processing and cold storage standards, ensuring compliance with industry guidelines



Flexibility for Customization

Property layout and structure allows for customization to suit unique food processing and cold storage needs, providing flexibility for tenant-specific requirements and workflow

Full Building Site Plan

Address 1136-1150 South Vail Avenue

City Montebello, CA

Total Building Size 50,123 SF

**Cold Storage/
Processing Facility** 15,234 SF

Dry Warehouse 28,589 SF

Dock High Doors Eleven (11)

Ground Level Doors Two (2)

Features

- Fully gated and secured yards
- Less than one mile away from 5 freeway

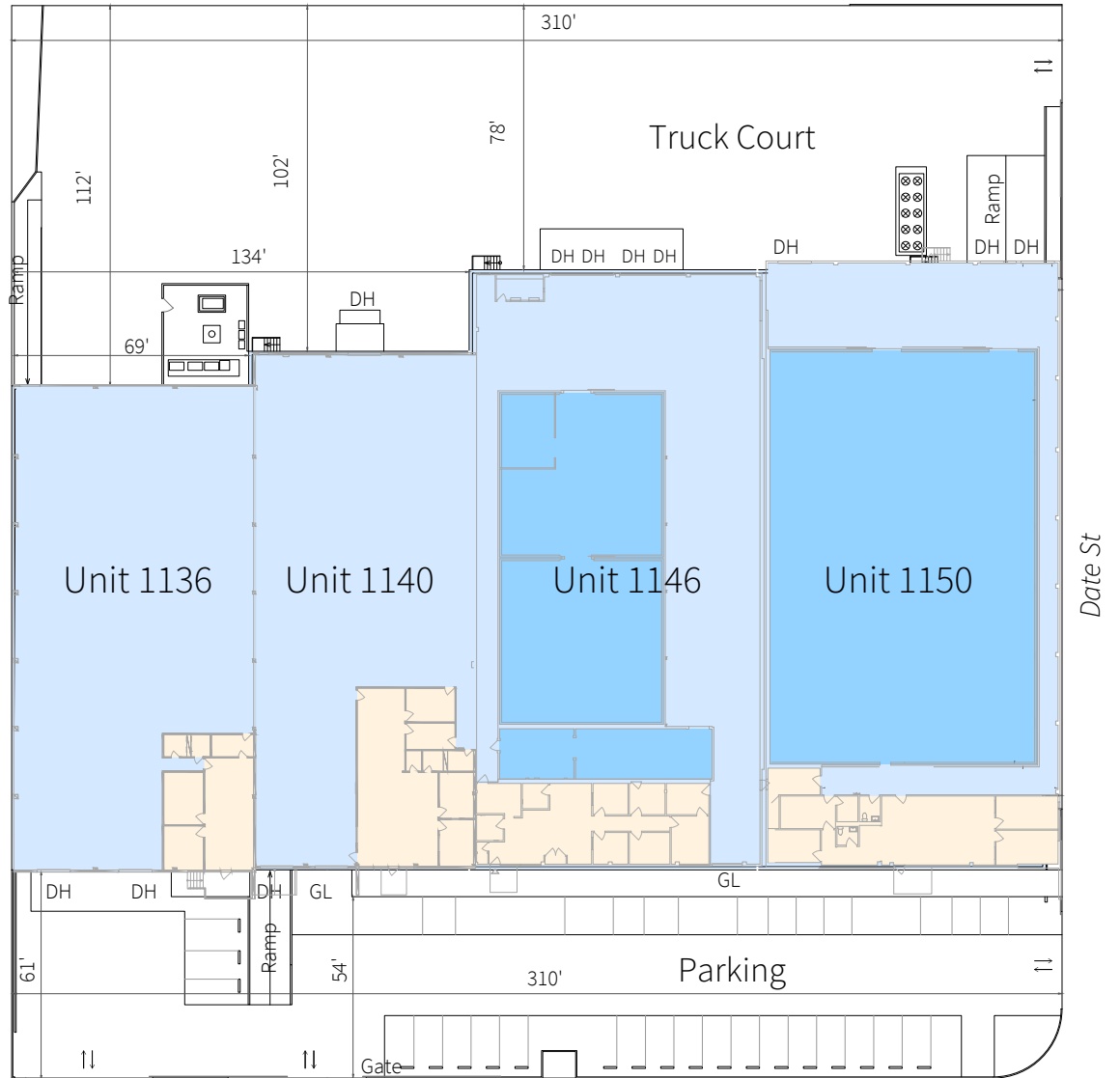


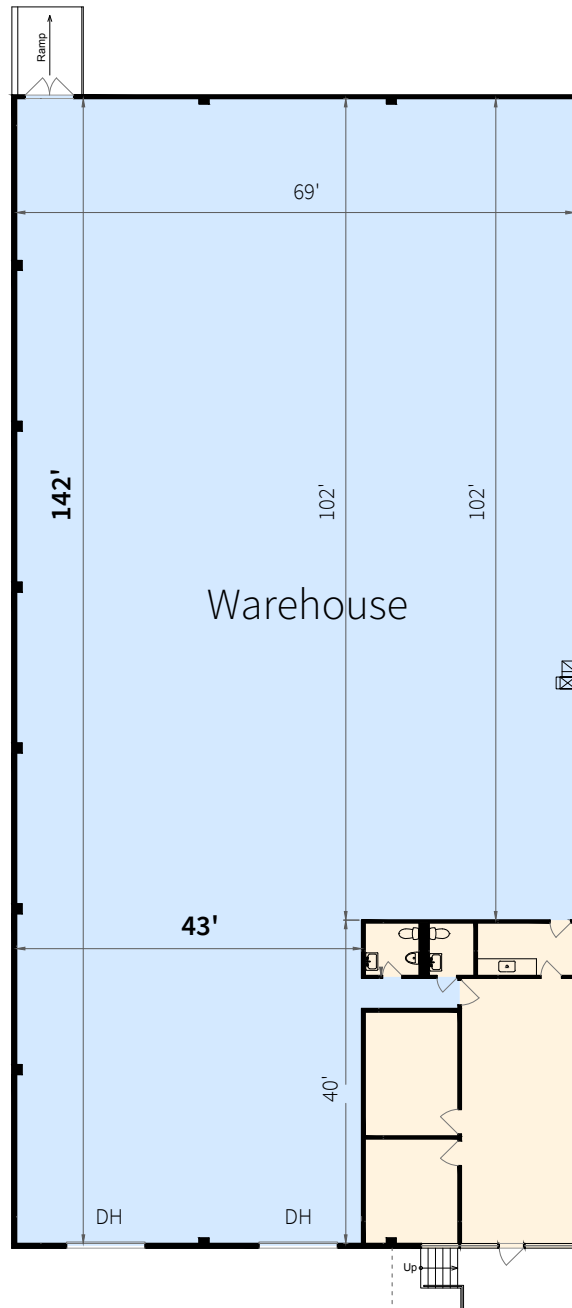
■ Cold Storage

■ Warehouse

■ Office

DH Dock High Door
GL Ground Level Door
↕ Driveway

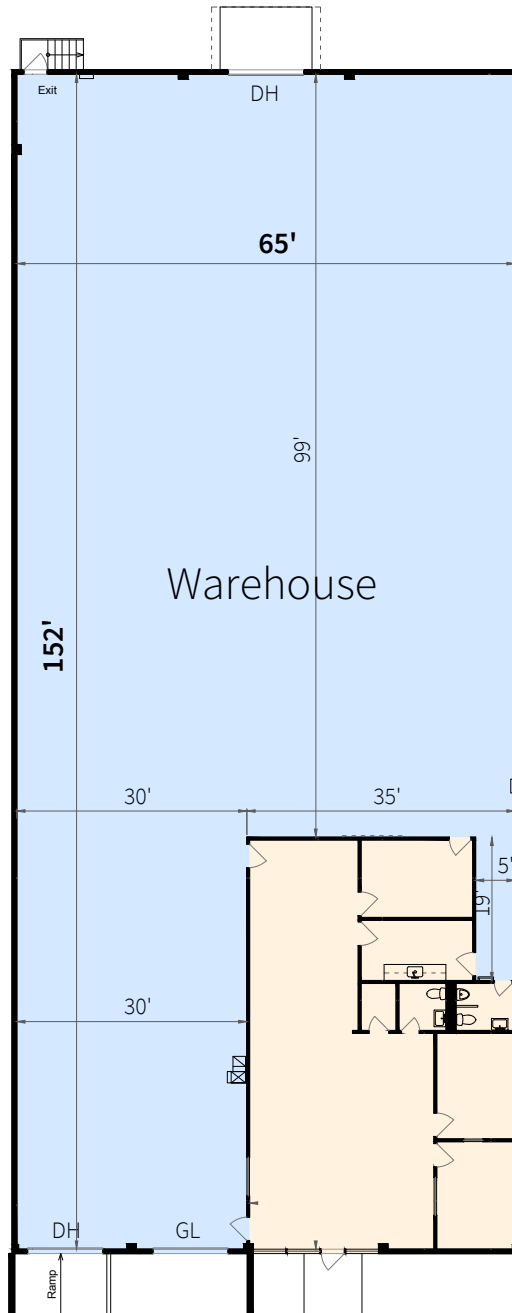




Dry Warehouse 1136 South Vail Avenue

Size	10,017 SF
Office Size	1,040 SF
Minimum Clearance	18'
Dock High Doors	Two (2)
Grade Level Doors	Zero (0)
Skylights	Yes
Lighting	New LED
Sprinkler System	Ordinary Hazard
Power	Single phase, 200 amps, 120/240 volts
Parking	Twelve (12) spaces
Zoning	M1

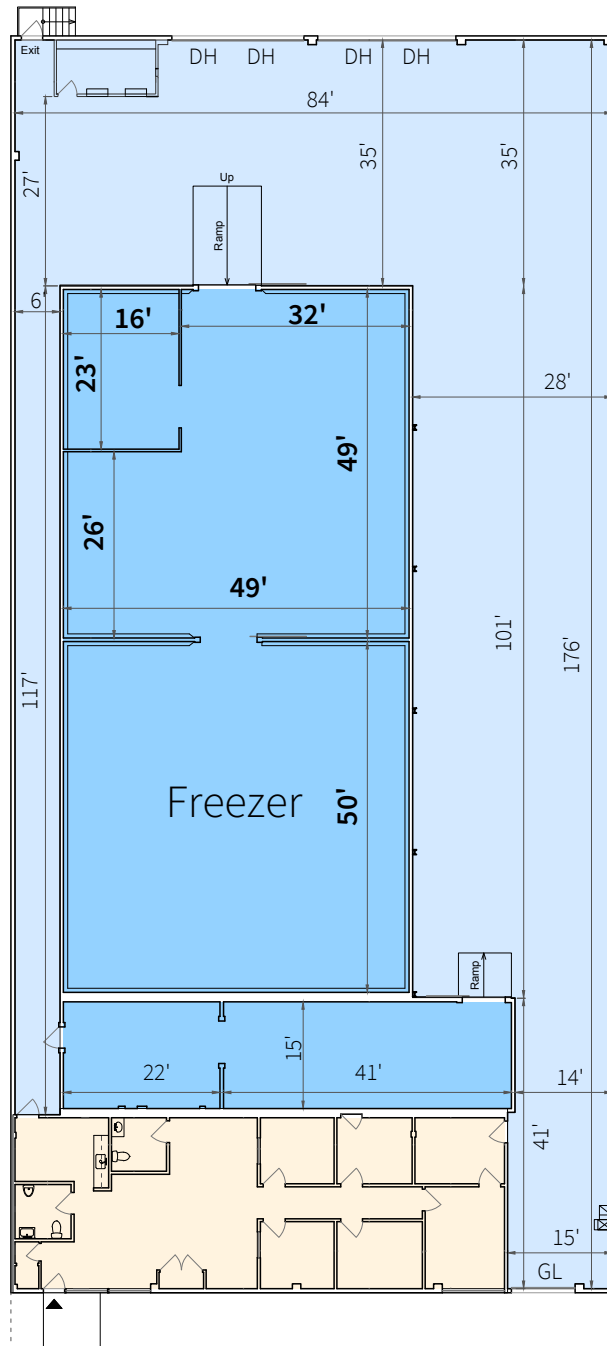
Warehouse
 Office



Dry Warehouse 1140 South Vail Avenue

Size	9,966 SF
Office Size	1,944 SF
Minimum Clearance	18'
Dock High Doors	Two (2)
Grade Level Doors	One (1)
Skylights	Yes
Lighting	New LED
Sprinkler System	Ordinary Hazard
Power	Single phase, 200 amps, 120/240 volts
Parking	Thirteen (13) spaces
Zoning	M1

Warehouse
 Office



Cold Storage 1146 South Vail Avenue

Size 15,070 SF

Office Size 1,656 SF

Cold Storage Size 5,796 SF

Minimum Clearance 18'

Dock High Doors Four (4)

Grade Level Doors One (1)

Skylights Yes

Lighting New LED

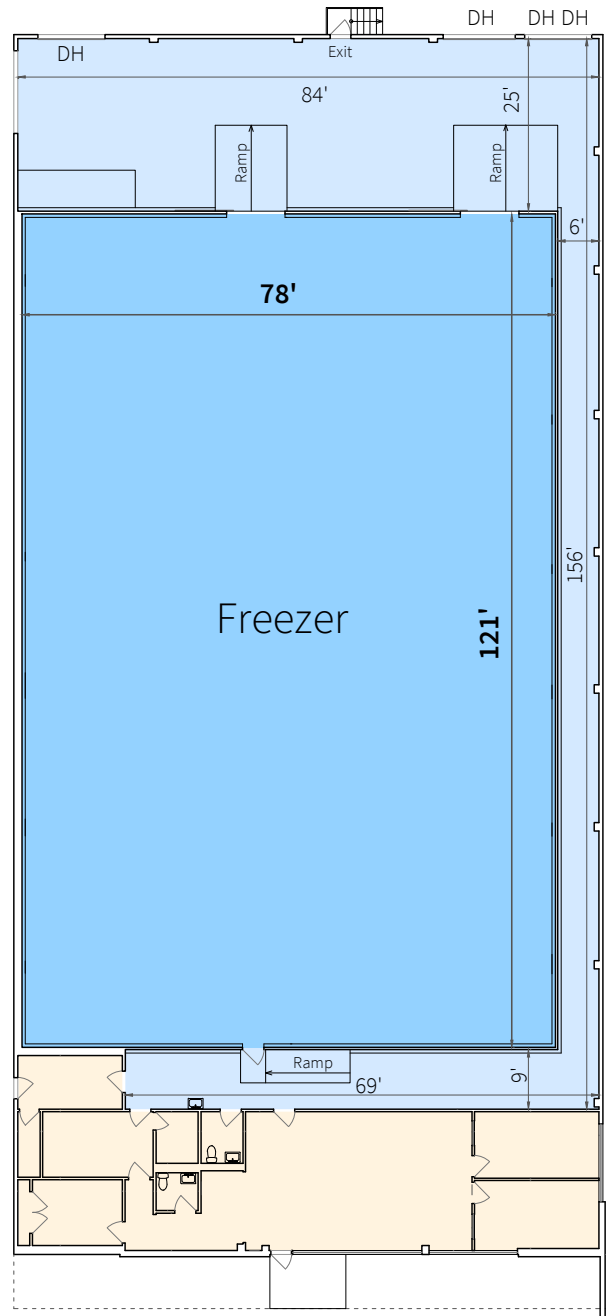
Sprinkler System Ordinary Hazard

Power TBD

Parking Twelve (12) spaces

Zoning M1

Cold Storage
 Warehouse
 Office

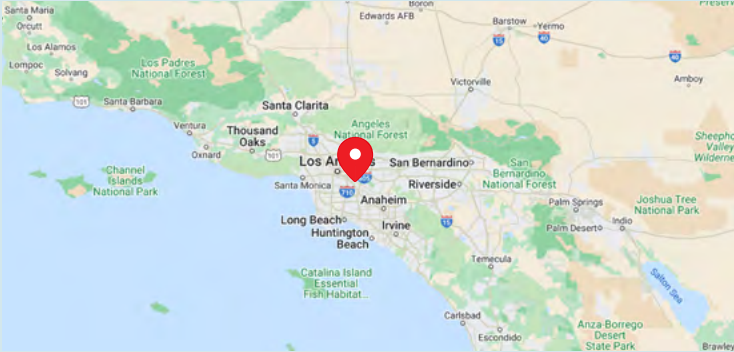


Cold Storage 1150 South Vail Avenue

Size	15,070 SF
Office Size	1,660 SF
Cold Storage Size	9,438 SF
Minimum Clearance	18'
Dock High Doors	Three (3)
Grade Level Doors	Zero (0)
Skylights	Yes
Lighting	New LED
Sprinkler System	Ordinary Hazard
Power	TBD
Parking	Twelve (12) spaces
Zoning	M1









■ Cold Storage
 ■ Warehouse
 ■ Office

“Ground Zero” Location for Food Processing and Distribution



Advantage Point

With tremendous access to 10.4 million people within 25 miles, the property offers an opportunity for prime same-day and next-day eCommerce delivery.

 I-5	1.7 Miles	 DTLA	9.5 Miles
 I-710	4.5 Miles	 Ports of LB & LA	20.8 Miles
 I-110	6.2 Miles	 LAX	22.4 Miles
 I-105	10 Miles		
 I-10	10.2 Miles		



Ideally **located in LA's population center** for cold storage, food production and operational logistics



Reduces expenses typically required by the transportation infrastructure needed to move temperature-sensitive goods throughout Southern California



Centralized location provides **easy access to “cold-train” intermodal third-party logistics firms** for re Fridgerated freight shipping throughout the US



Attractive distribution location for **access to Los Angeles, Inland Empire, Orange County and San Diego County**



Overnight delivery can be made via ground to all California cities, as well as Phoenix and Las Vegas



Strategically located in the pro-business city of Vernon, which also provides users with **affordable city-owned power, gas and health department services**

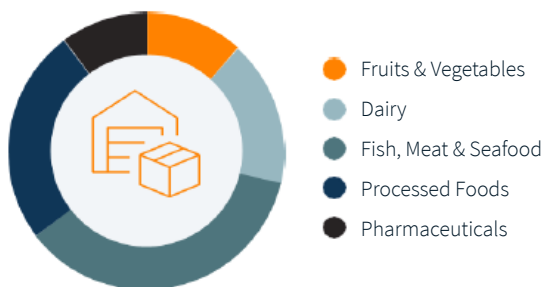
A Red Hot Market Segment for Cold Storage/Food Processing

The Rise in Demand

The rise of e-commerce, changing consumer preferences and the demand for fresh and perishable goods have fueled the expansion of cold storage/food processing facilities in the US in recent years.

US Cold Storage Market

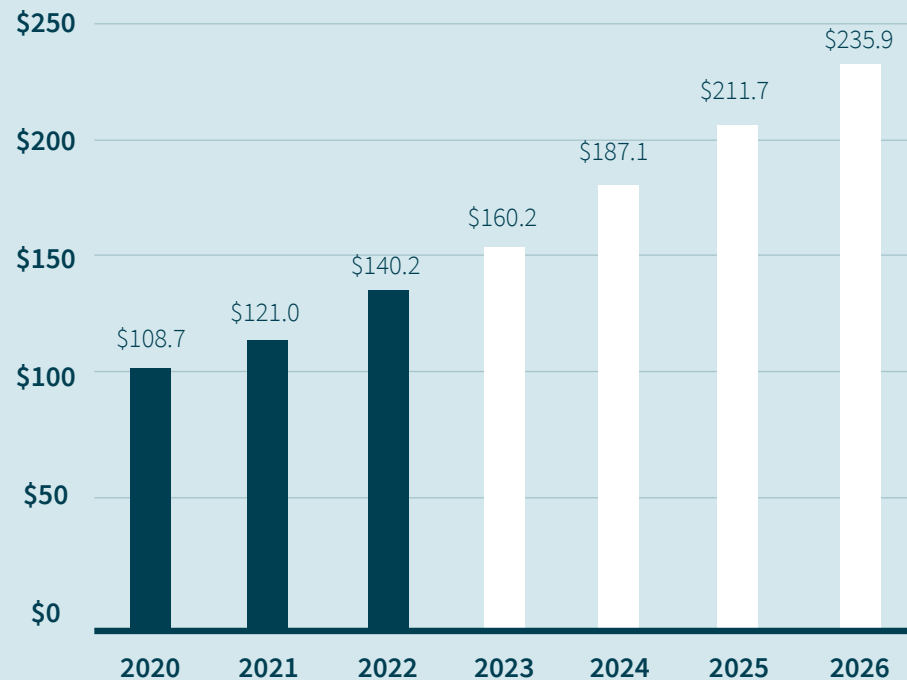
Share by application, 2022 (%)



National Demand Expected to Grow

US cold storage market size was valued at \$35.56 billion in 2022 and is expected to expand at a CAGR of 13.3% from 2023 to 2030. Growth can be attributed to critical factors such as technological advancements in packaging, processing and storage of perishable food products and temperature-sensitive items.

Digital Grocery Sales Billions



National Demand Expected to Grow *(continued)*

Ever-increasing health consciousness among consumers has inspired healthier eating habits and resulted in a rising demand for quality food packaging and storage solutions.

Rising E-commerce activity has significantly fueled the need for cold storage facilities. Over the next four years, online grocery sales are projected to see a compounded annual growth rate of 13.9% bumping e-commerce's share of overall grocery spending from 9.9% in 2022 to 15.0% in 2026.

Local Food Processing Operators *(within 8 miles)*





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