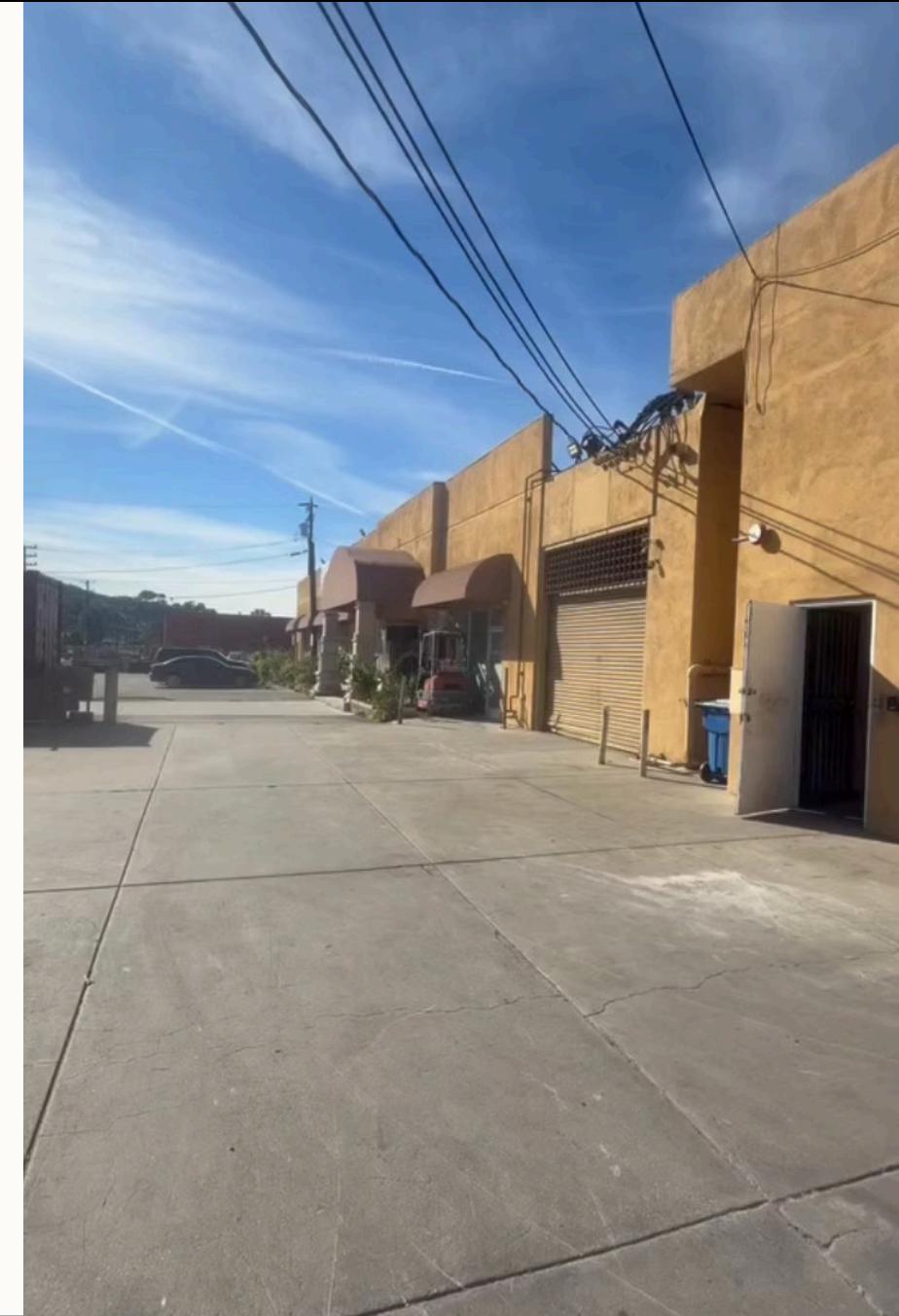


# Warehouse 571

19,812 SF Industrial Property | 571 Monterey Pass Rd, Monterey Park, CA 91754

A strategically positioned warehouse offering functional industrial space with robust power infrastructure, secure gated access, and immediate freeway connectivity in the high-demand Monterey Pass corridor.



# Built for Industrial Performance



## Total Building Size

**19,812 SF** of versatile industrial space with approximately 680 SF of dedicated office area for administrative functions and management operations.



## Robust Electrical

**480 VAC, 3-Phase, 600 Amps** power capacity designed to support light manufacturing, assembly operations, and power-intensive industrial workflows.



## Clear Height

**Approximately 16 feet** of clear height enables efficient vertical storage, racking systems, and flexible warehouse configurations for diverse operational needs.

Located in the established Monterey Pass industrial corridor, this warehouse delivers a functional balance of industrial utility and office support. The property is well-suited for owner-users or investors seeking flexible industrial space in a supply-constrained Southern California submarket with strong tenant demand.

# Prime Access & Manufacturing-Ready Zoning



## Prime Industrial Location

Situated within the active Monterey Pass industrial area, an established zone with strong industrial activity and proven demand from logistics and manufacturing tenants.



## Exceptional Freeway Access

Immediate connectivity to I-710, I-10, and SR-60 provides efficient regional logistics reach to Los Angeles, Inland Empire, and major port corridors without core city congestion.



## Manufacturing-Friendly Zoning

Property zoning permits production and light manufacturing uses, offering operational flexibility for a wide range of industrial and distribution applications.



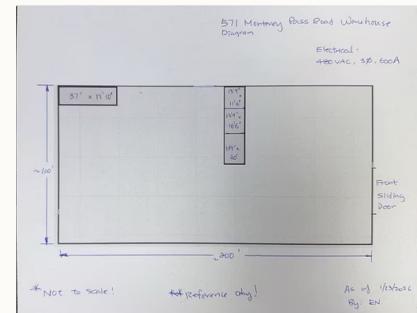
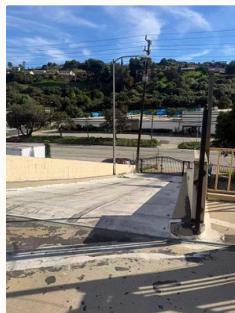
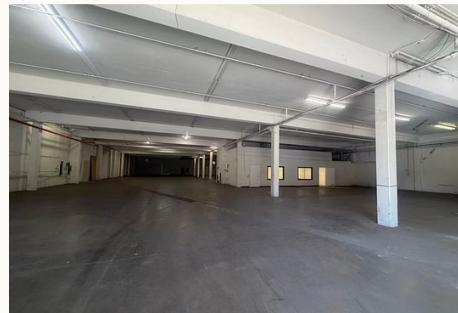
## Secure Gated Entry

Controlled access enhances operational security, protects valuable equipment and inventory, and provides peace of mind for sensitive manufacturing operations.

This location is particularly attractive for logistics operators, light manufacturing users, and last-mile distribution companies requiring fast freeway access combined with lower cost structures compared to congested core Los Angeles submarkets.

VISUAL TOUR

# Property Gallery



## Contact Information

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