



PROPERTY HIGHLIGHTS

- Approx. 9,088 SF Industrial Warehouse
- Approx. 15,236 SF Lot (0.35 Acre)
- Built in 2015
- Approx. 1,390 SF Second-Floor Office
- 18' Clear Warehouse Height
- One Grade-Level Loading Door
- Secure Gated Yard with Ample On-Site Parking
- Covered Carports
- Restroom with Shower
- Light Manufacturing Zone
- Convenient Access to I-10, SR-60 & I-605
- Three-phase electrical power



LISTING AGENT

BETTY WANG DRE# 01946131

📞 310.890.3988

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PINNACLE
REAL ESTATE GROUP

Pinnacle Real Estate Group | DRE# 01918023

🌐 1Pinnacle.com | 📞 626-888-9808

📍 2633 S Baldwin Ave, Arcadia, CA 91007

Pinnacle Real Estate Group makes no guarantees regarding the accuracy of square footage, lot size, or other property details provided by the seller or obtained from public records or other sources. Buyers are strongly encouraged to independently verify all information through personal inspection and consultation with appropriate professionals.

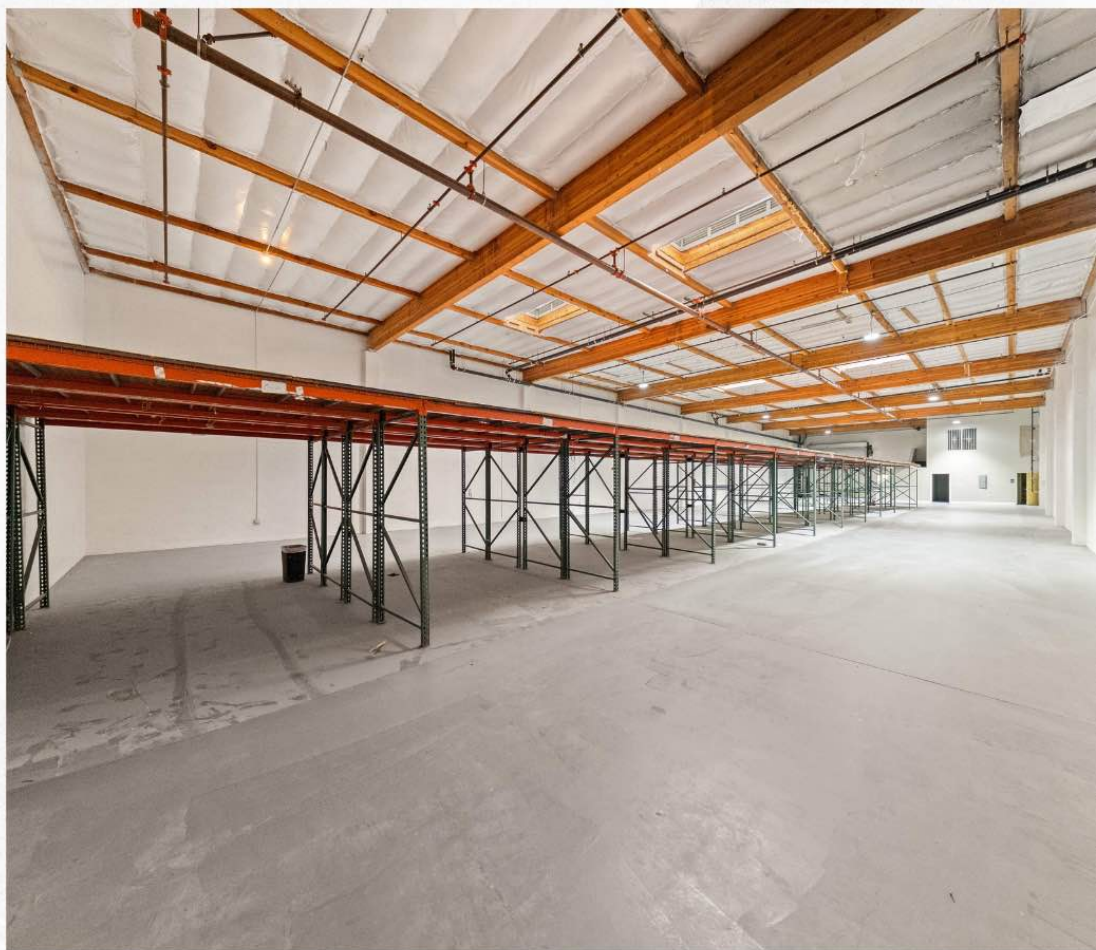




FOR SALE \$3,180,000

South El Monte

© 2318 Edwards Avenue, South El Monte, CA 91733



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WAREHOUSE FLOOR PLAN

2318 Edwards Avenue, South El Monte, CA 91733

9,088 SF

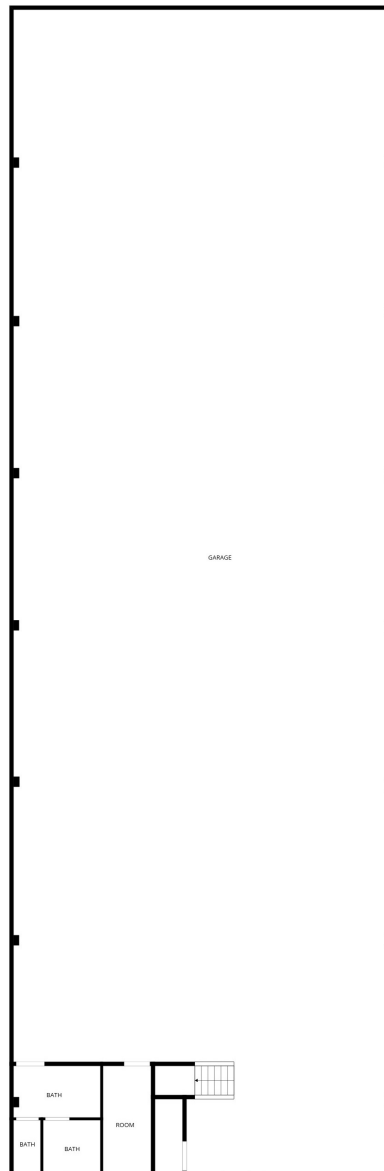
TOTAL BUILDING

1,390 SF

SECOND-FLOOR OFFICE

7,698 SF

APPROX. WAREHOUSE



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

All information provided is deemed reliable but is not guaranteed. Buyers and their brokers should independently verify all information, including but not limited to square footage, lot size, zoning, permitted uses, permits, and requirements of applicable local authorities.

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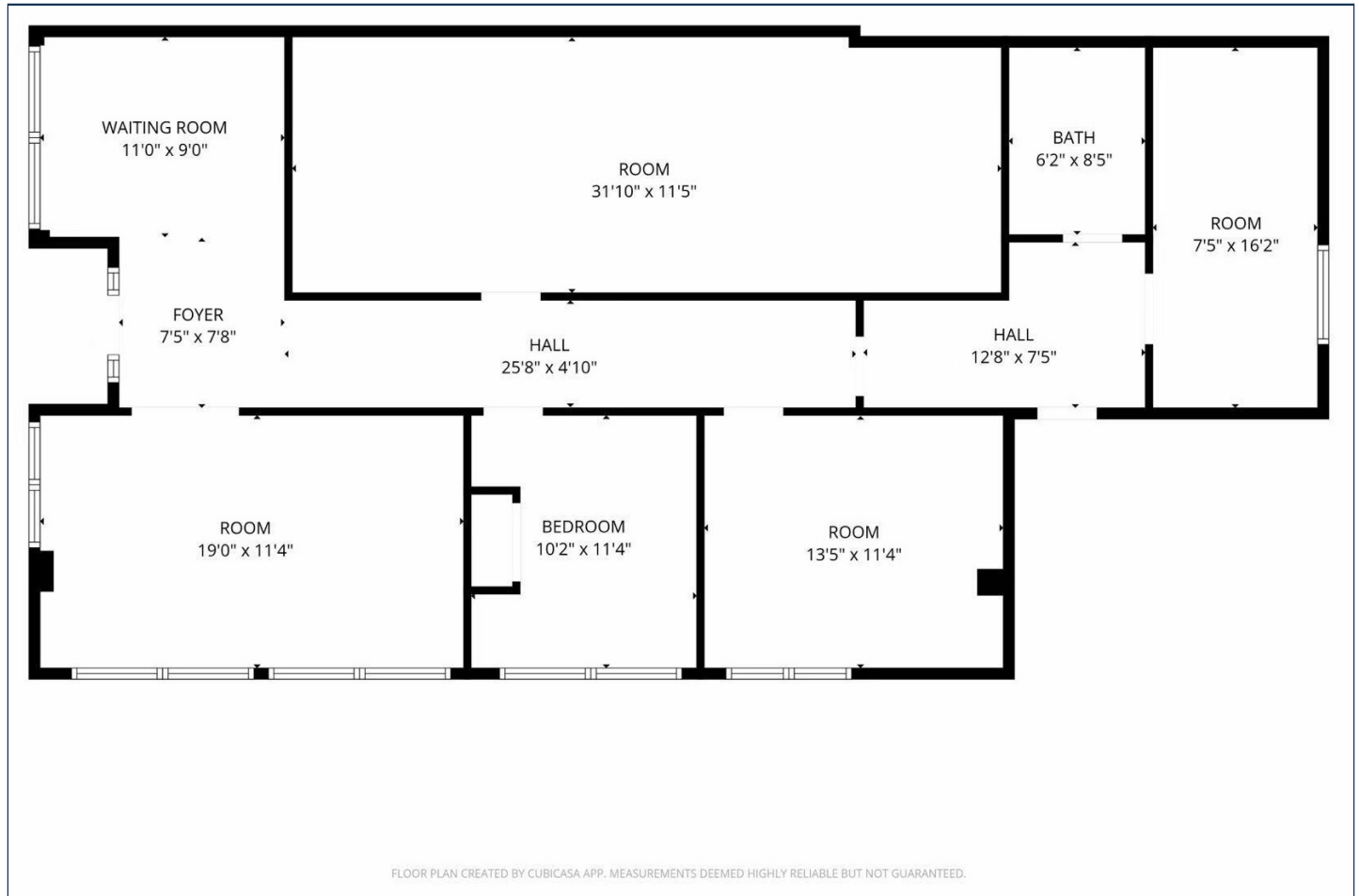
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SECOND-FLOOR OFFICE PLAN

Approx. 1,390 SF | 2318 Edwards Avenue, South El Monte



OFFICE CONFIGURATION

- Waiting room and foyer
- Five enclosed rooms
- One bathroom
- Connecting hallways

AREA CALCULATION

Labeled spaces total approx. 1,392 SF

Rounded marketing figure: approx. 1,390 SF

Approx. 15.3% of the total building area

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