

Single Tenant Warehouse

± 37,186 SF Available For Lease

Estimated
Completion
January 2025



926 DURFEE AVE | SOUTH EL MONTE

NEWMARK

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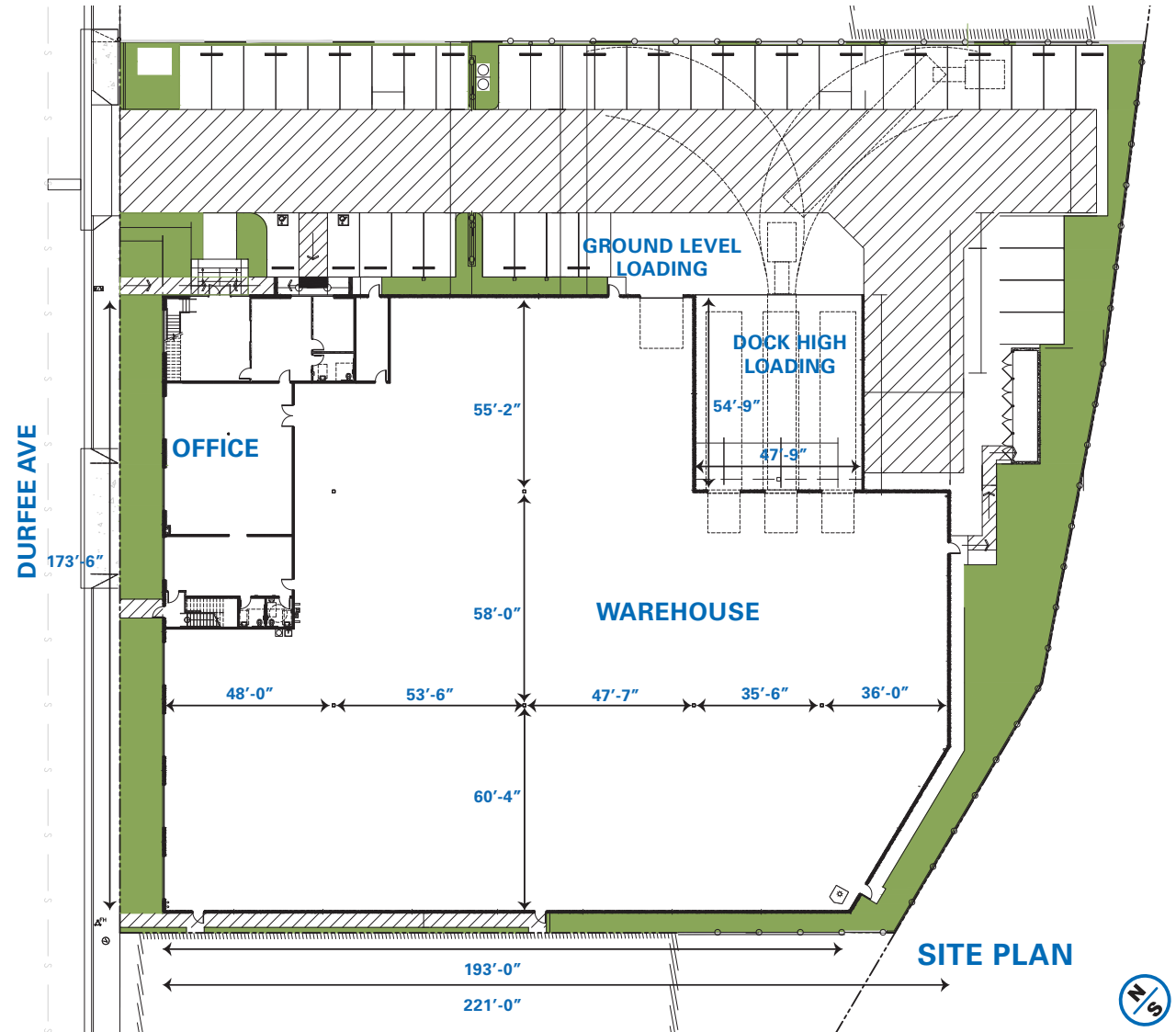
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PROPERTY HIGHLIGHTS:

- High Image, State of the Art Warehouse
- ± 30' Clear Height
- 3 Dock High Doors w/ Mechanical Lifts
- 1 Ground Level Loading Door
- LED lighting throughout
- Fenced/Secure Concrete Yard
- ESFR Sprinkler system
- 1,200 AMP Electrical Service
- 39 Parking Stalls
- ± 7,172 SF Office Area w/ Private Shower
- Immediate access to 60 & 605 Freeways
- Centrally Located w/ easy access to LA Ports

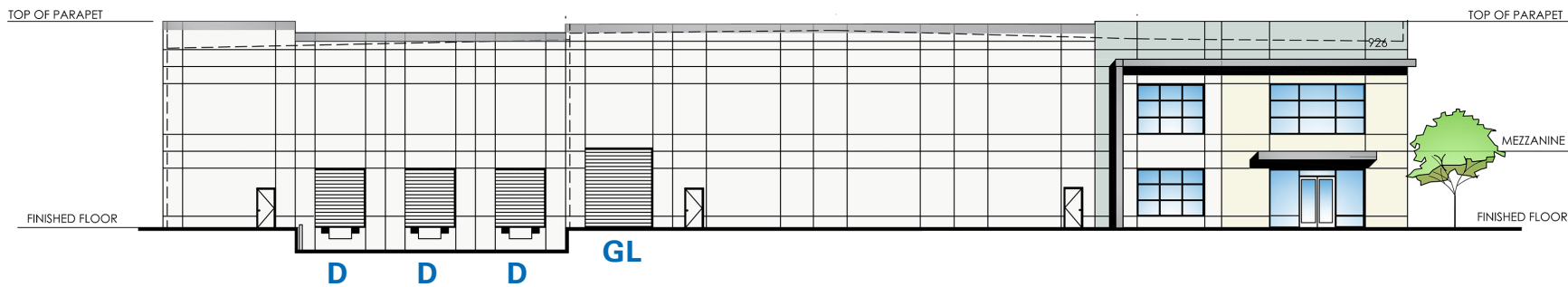
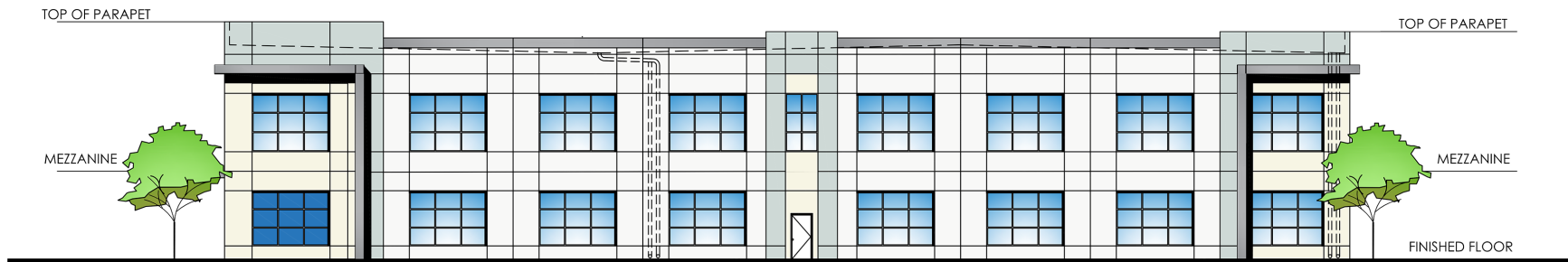


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ELEVATIONS



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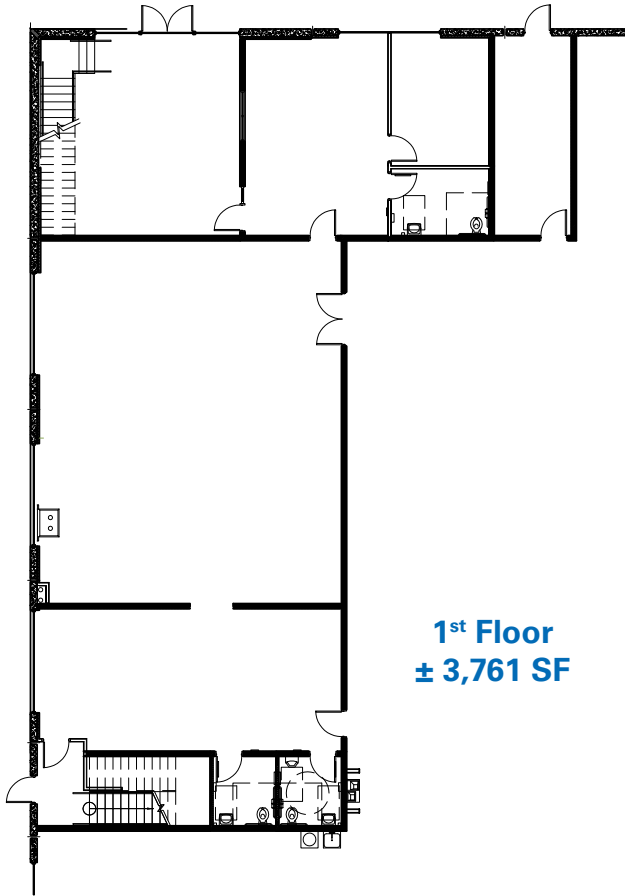
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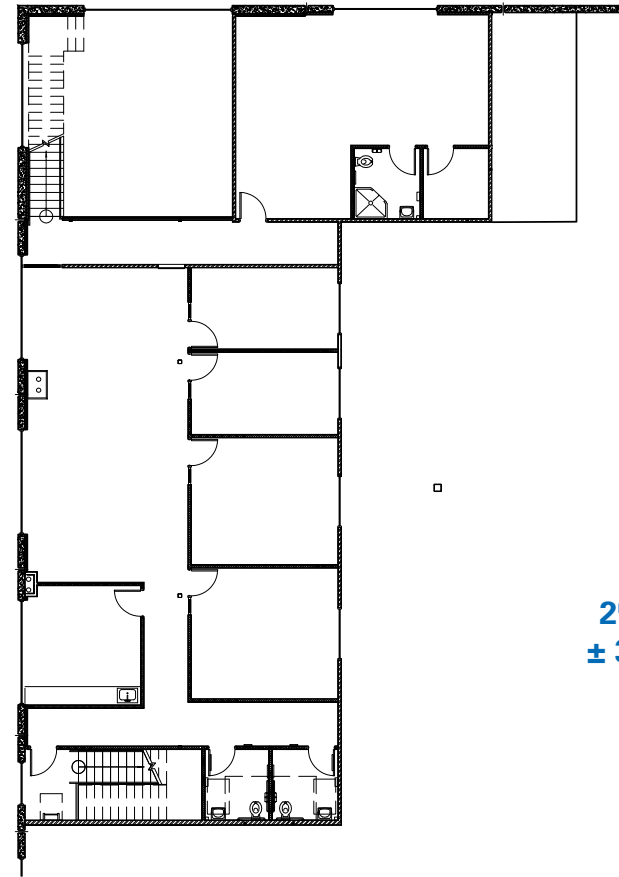
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OFFICE FLOOR PLAN



1st Floor
± 3,761 SF



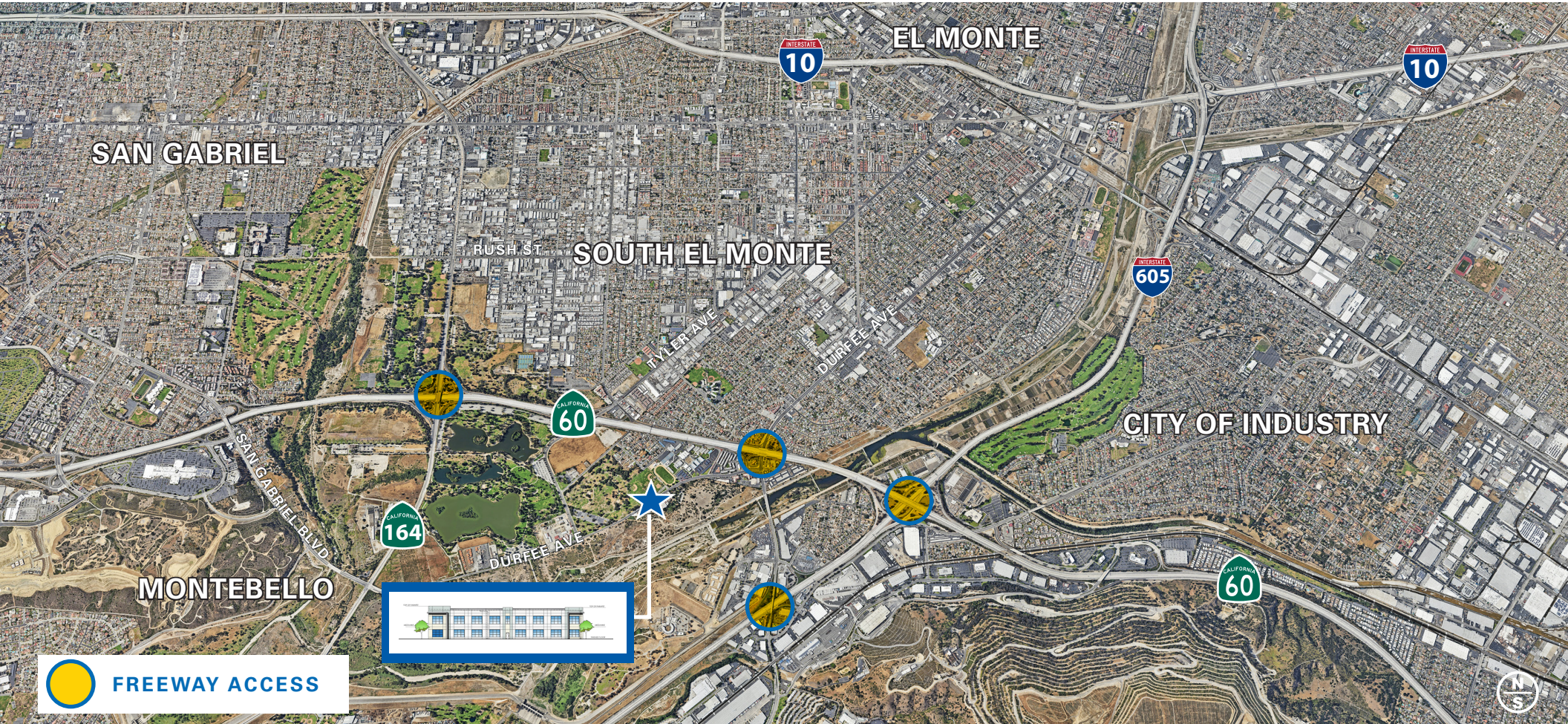
2nd Floor
± 3,411 SF

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CENTRAL LOCATION | DIRECT FREEWAY ACCESS



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Property Highlights

- High Image “State of the Art” Warehouse
- 30’ Clear Ceiling Height
- ESFR Sprinkler System
- Concrete Fenced Yard with Electric Gate Entrance
- LED Lighting
- 1200 AMP Electrical Service
- 3 Dock High Doors and with Mechanical Lifts
- 1 Ground Level Door
- 39 Parking Stalls
- 1st Floor Office - ±3,761 SF
- 2nd Floor Office - ±3,411 SF with Private Shower
- Parcel Size - ±62,785 SF
- Immediate Access to 60 & 605 Freeways
- Centrally Located with Easy Access to the LA Ports



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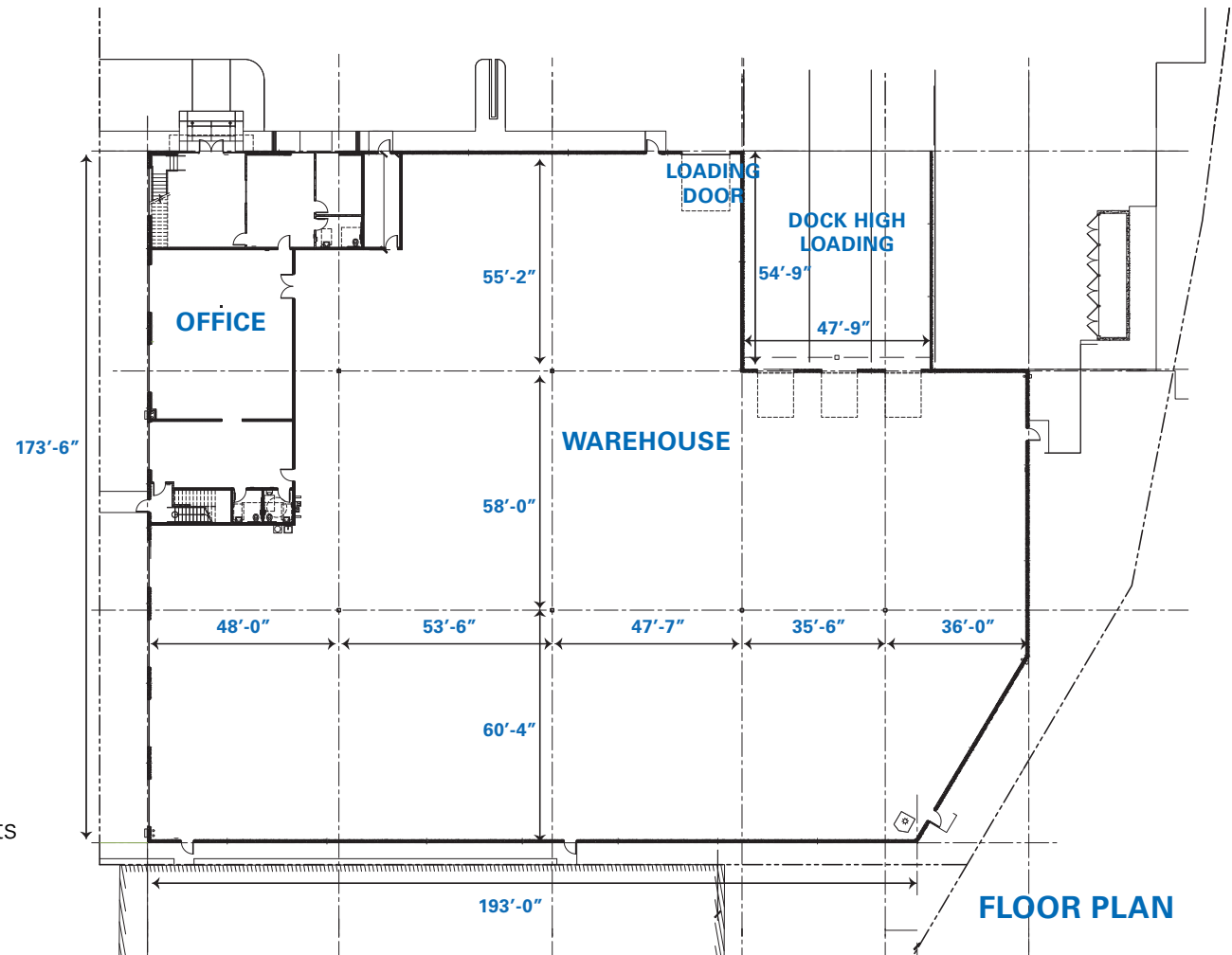
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- High Image, State of the Art Warehouse
- ± 30,014 SF Warehouse
- 30' Clear Height
- 3 Dock High Doors w/ Mechanical Lifts
- 1 Ground Level Loading Door
- LED lighting throughout
- Fenced/Secure Concrete Yard
- ESFR Sprinkler system
- 1,200 AMP Electrical Service
- 39 Parking Stalls
- 3 Truck Parking Stalls
- ± 7,172 SF Office Area w/ Private Shower
- Immediate access to 60 & 605 Freeways
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