

FOR SALE

911-913
S MAPLE AVENUE
MONTEBELLO • CA 90640

±27,932 SF BUILDING ON ±67,414 SF



PROPERTY HIGHLIGHTS



**Prime Central
Los Angeles Location**



**Excess Land for
Storage or Parking**



**Longstanding Church
as Tenant in Place**



**Convenient Access to the
I-5, 710 & 60 Freeways**

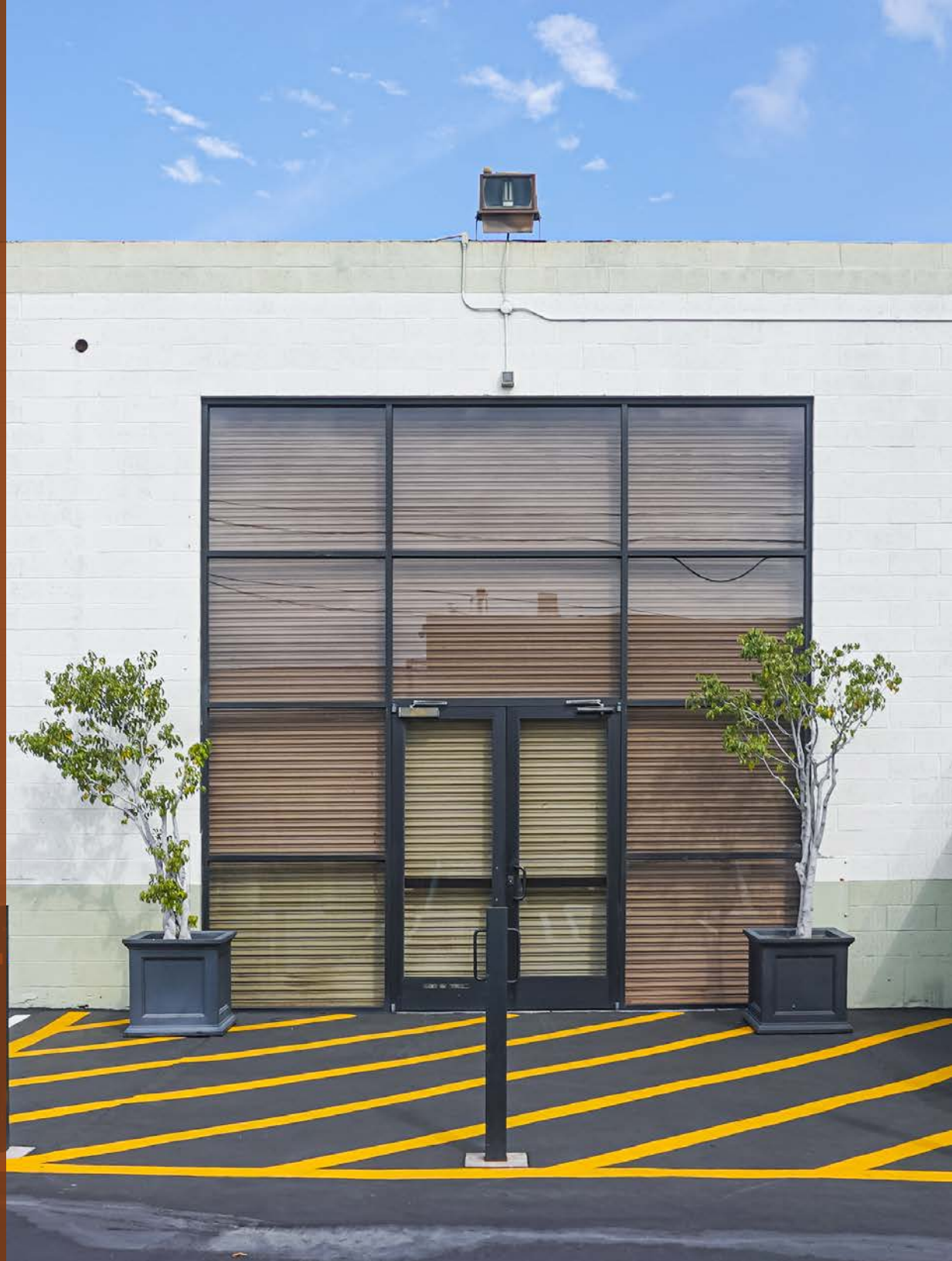


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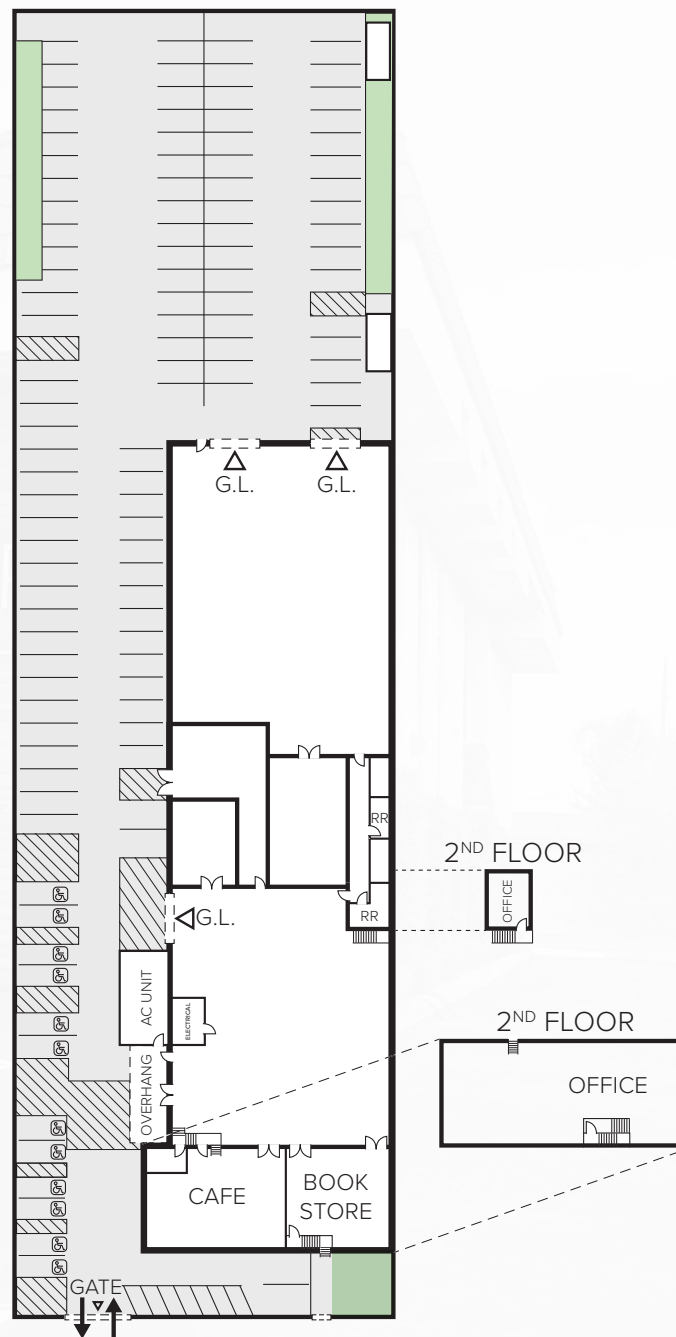
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Known as The Ark Montebello, this $\pm 27,932$ SF building sits on a spacious ± 1.55 -acre lot and offers a unique mix of industrial functionality and specialized tenant buildout. Featuring $\pm 4,800$ SF of office, $\pm 2,400$ SF mezzanine, 18' clear height, three ground-level doors, and a fenced, paved yard, the property includes ample on-site parking and is currently occupied by a long-term church tenant. Located minutes from the I-5 and 710 Freeways, this asset provides a strong income-generating opportunity with future flexibility for owner-users or short term investors.



Available SF	±27,932 SF
Prop Lot Size	±67,414 SF / ±1.55 Ac
Office SF	±4,800 SF
Office Mezz	±2,400 SF
APN	6353-014-013
Zoning	MNM1
Year Built	1960
Construction Type	Concrete
Yard	Fenced / Paved
Restrooms	6
Clear Height	18'
GL Doors	3
Sprinklered	Yes
Power	A: 400 V: 240 Ø: 3 W: 4
Possession Date	Close of Escrow
Vacant	No
Market/Submarket	LA Central

PROPERTY INFORMATION



S MAPLE AVE



NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer to Verify

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5 Freeway
1.12 MILES

60 Freeway
2.40 MILES

710 Freeway
3.18 MILES

Downtown Los Angeles
8.17 MILES

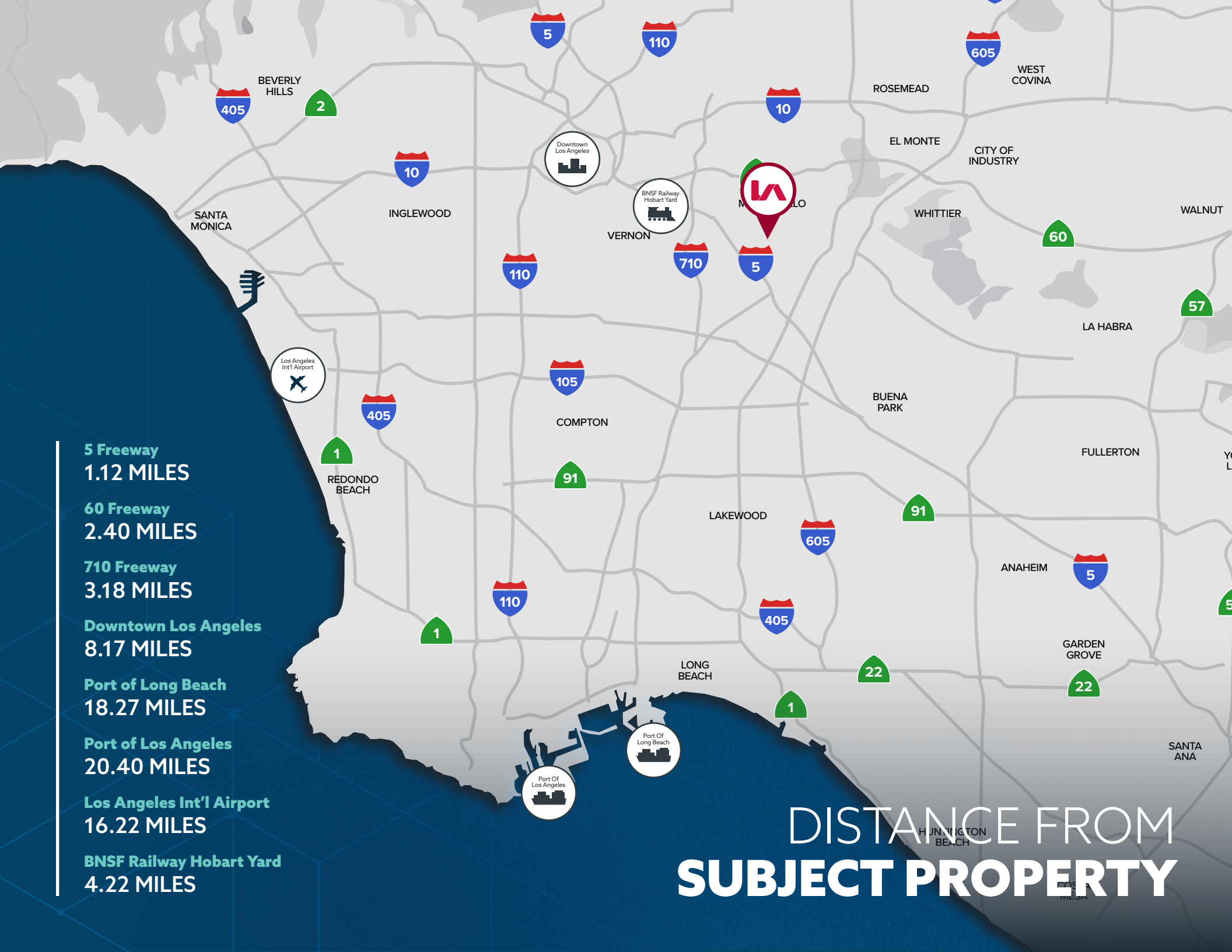
Port of Long Beach
18.27 MILES

Port of Los Angeles
20.40 MILES

Los Angeles Int'l Airport
16.22 MILES

BNSF Railway Hobart Yard
4.22 MILES

DISTANCE FROM
SUBJECT PROPERTY





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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.

For More Information,
Please Contact

Doug Cline

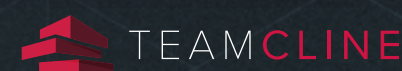
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