

**FOR LEASE**

**5045 State Street Montclair, CA 91762**

**5,120 sf on 2.36 acres**



**CP**  
**CANADA PACIFIC**  
Realty Advisors

## PROPERTY SUMMARY

### 5045 State Street Montclair, CA 91762

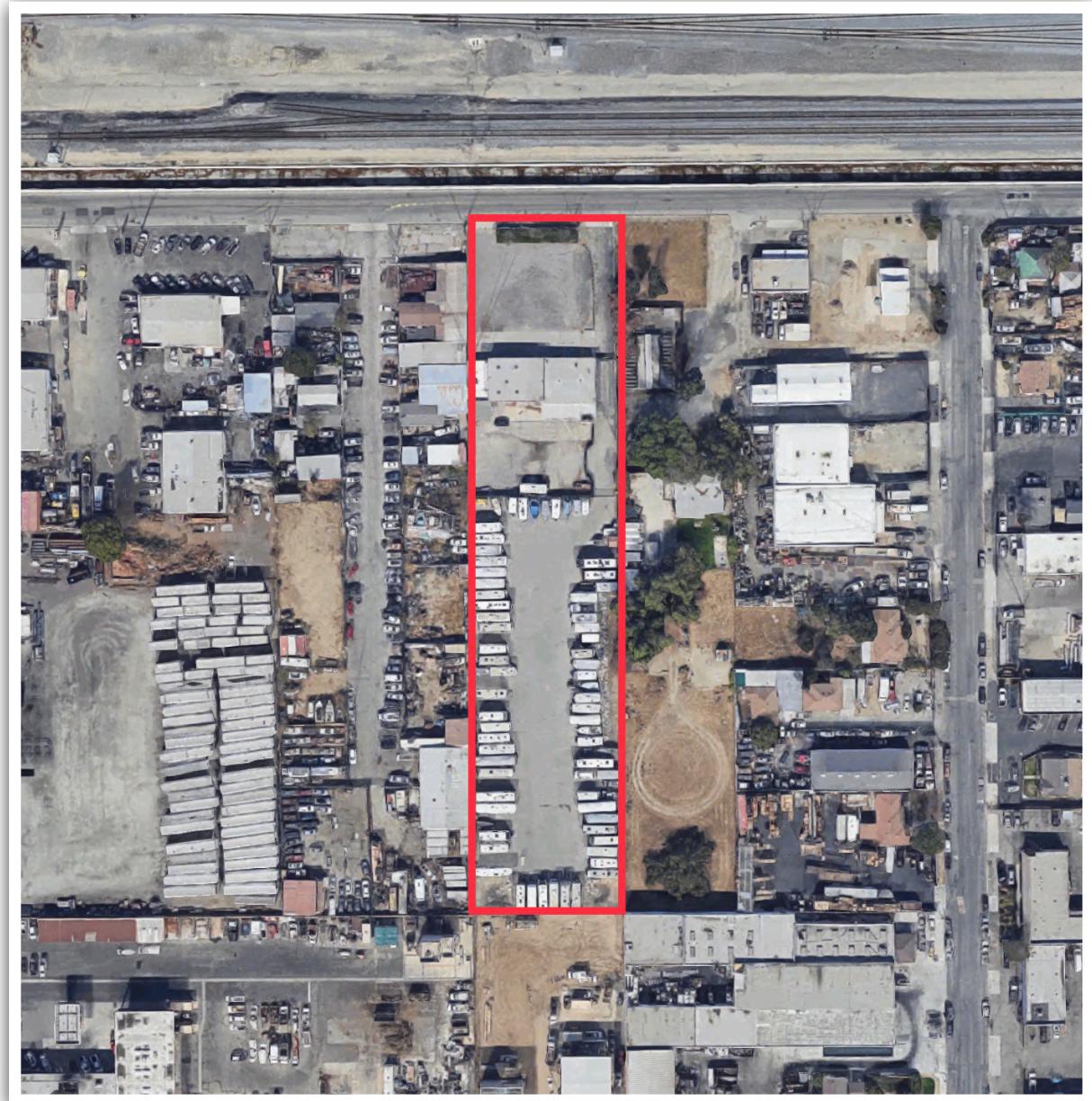
Available SF	+/- 5,120 SF
Lot Size	+/- 2.36 acres (102,802 SF)
Ground Level Loading	6 GL Doors
Power	TBD
Zoning	"M1" - Limited Manufacturing
Available	CALL US
Lease Rate	\$0.42/SF
Lease Type	NNN

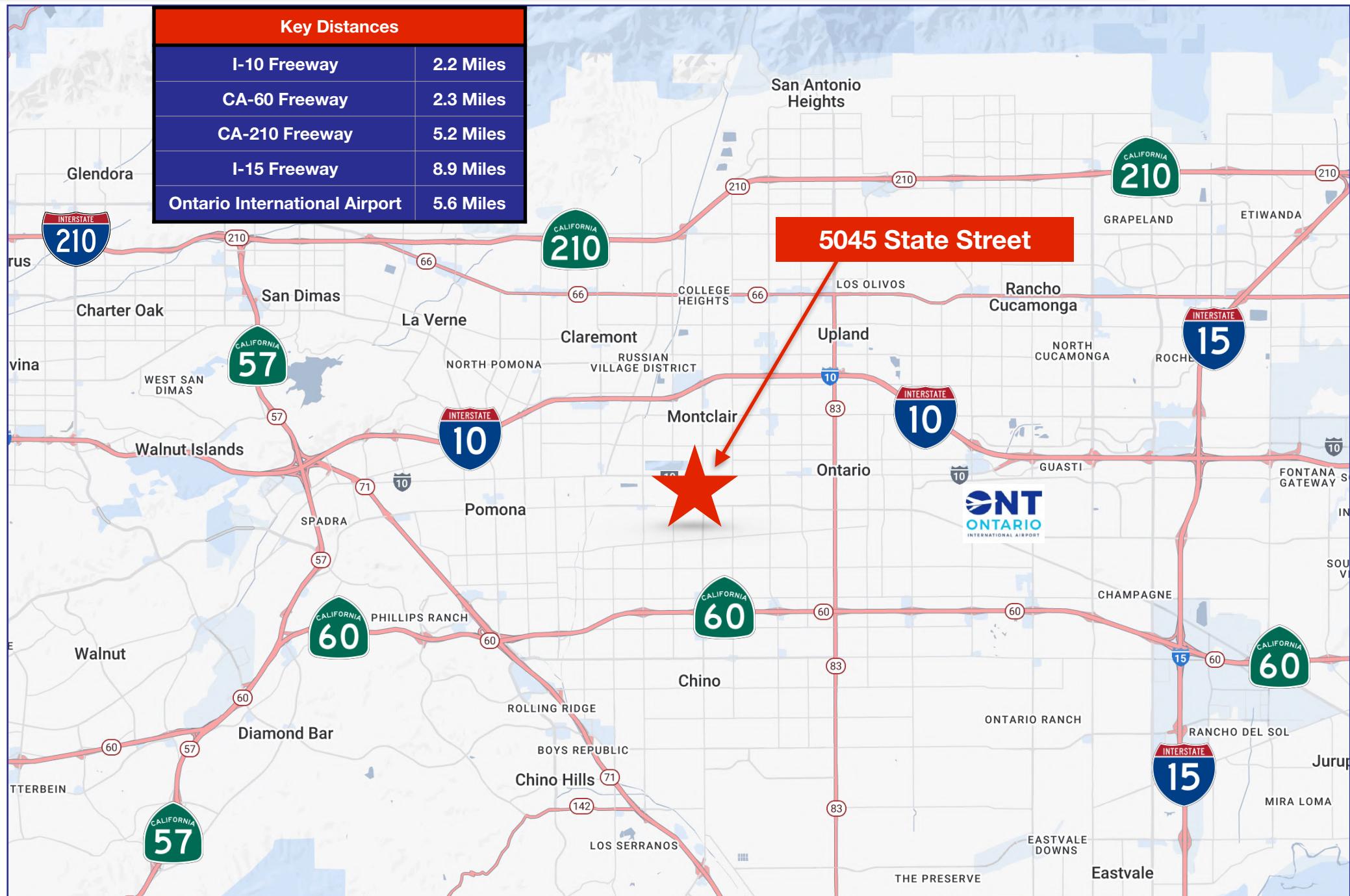
**CUP approved for Outdoor storage uses. CALL US for additional information.**

Secured Fenced Yard

Paved Lot

NEW concrete & paint (September 2025)





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Contact us for more information



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