

FOR LEASE  
± 4,536 SF  
INDUSTRIAL UNIT

720  
S VAIL AVE UNIT B1  
MONTEBELLO, CA 90640

**PRICING SUMMARY:**

**LEASE RATE ▶**

**\$6,350/ MO**

**\$1.40 PSF/ MO GROSS (OPEX: \$0.02)**

PROPERTY HIGHLIGHTS



**BUSINESS PARK ENVIRONMENT**



**RARE SMALL UNIT**



**14' CLEAR HEIGHT**



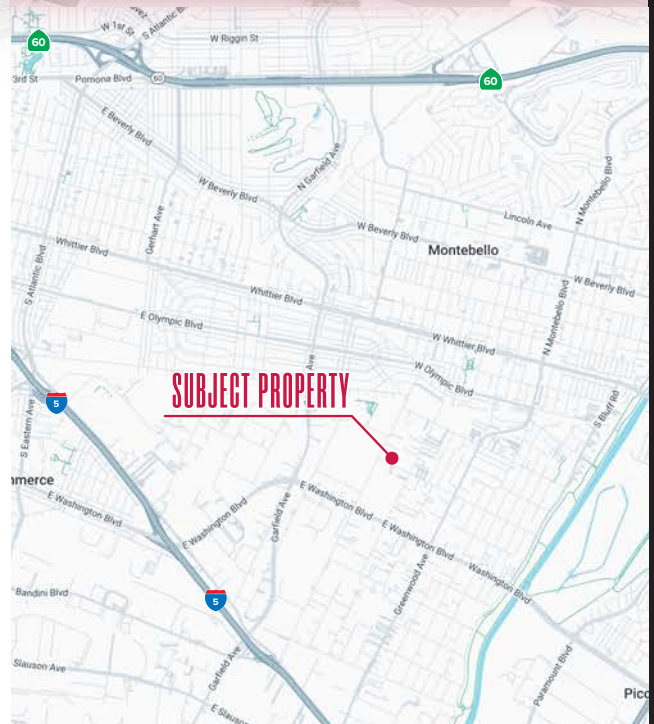
**GROUND LEVEL LOADING**



**EXCELLENT FREEWAY ACCESS**



**MOTIVATED OWNERSHIP - SUBMIT ALL OFFERS!**



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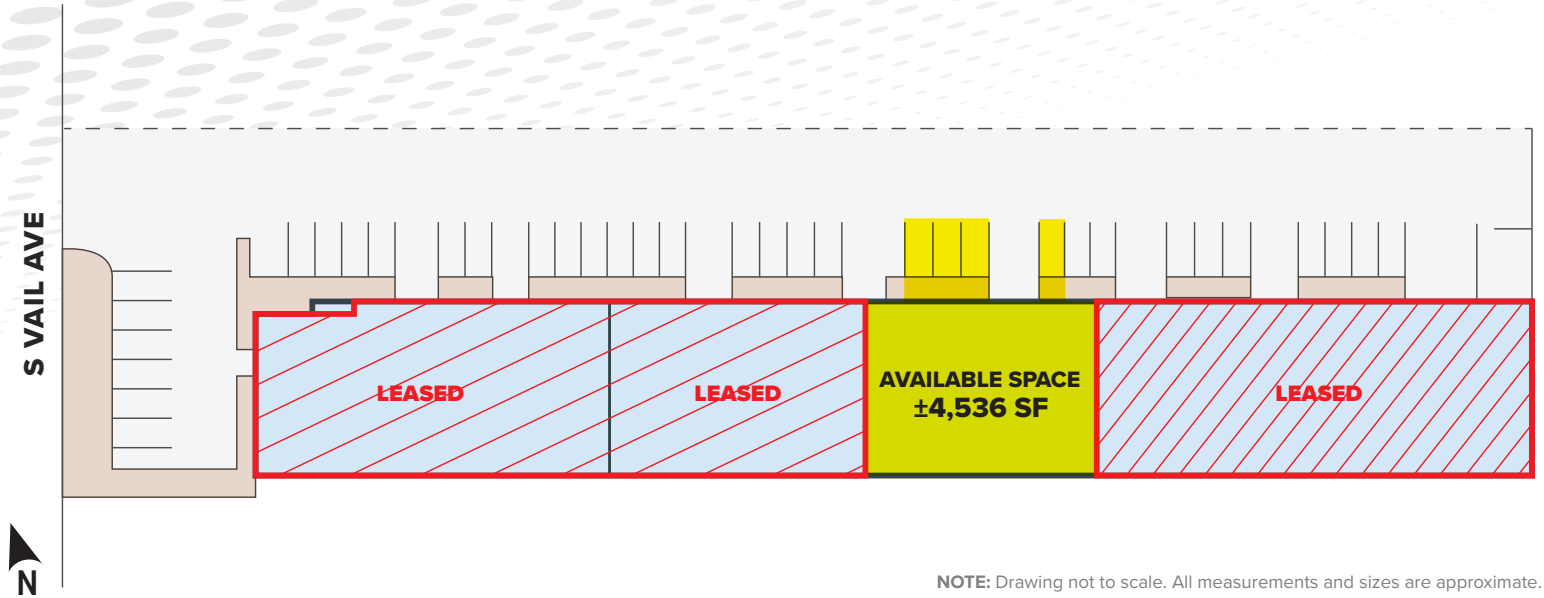
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# ±4,536 Sq. Ft. Industrial Unit

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## PROPERTY SITE PLAN



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

## PROPERTY PHOTOS



### Peter D. Bacci

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