

FOR LEASE

***6,000 SF Industrial Warehouse**

9639 Rush St | South El Monte, CA 91733



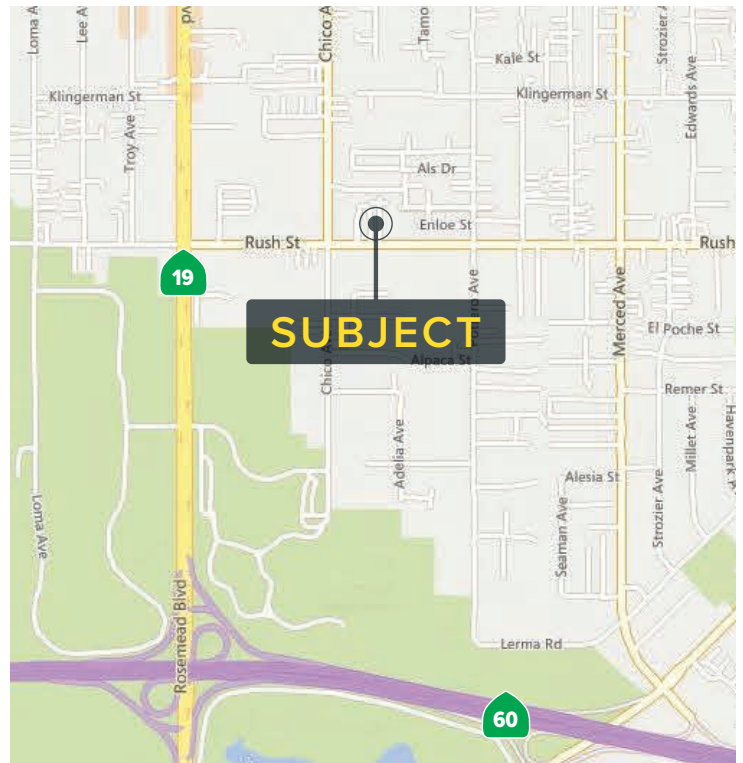
Property Highlights

- Rush Street Frontage
- ±6,000 SF Warehouse
- 4 Restrooms, 1 Reception Area, 2 Offices
- Shared Yard
- 13' Min. Clearance
- 2 Grade Level Doors (12' x 12")
- Zoning: Manufacturing

Likely Permitted Uses for This Site:

- Warehousing and bulk storage
- Wholesaling
- Appliance repair and service
- Refrigeration repair
- Pest control services
- Vehicle accessory sales and installation

Tenant to verify all zoning classifications, permitted use status, and CUP requirements with the City of South El Monte Planning Department.



ASKING LEASE RATE

\$1.40 PSF GRS

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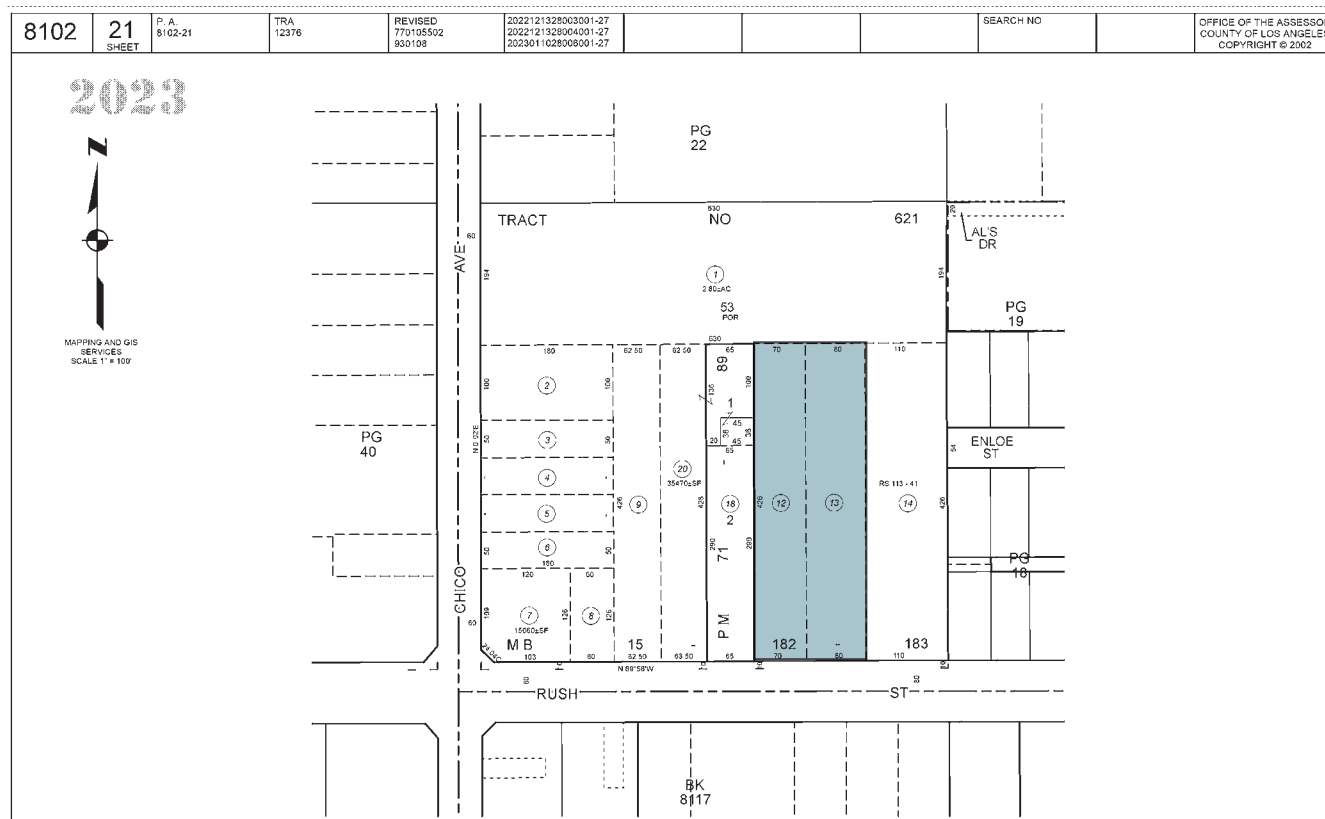
CORP ID 0125429

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PARCEL MAP



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PROPERTY PHOTOS



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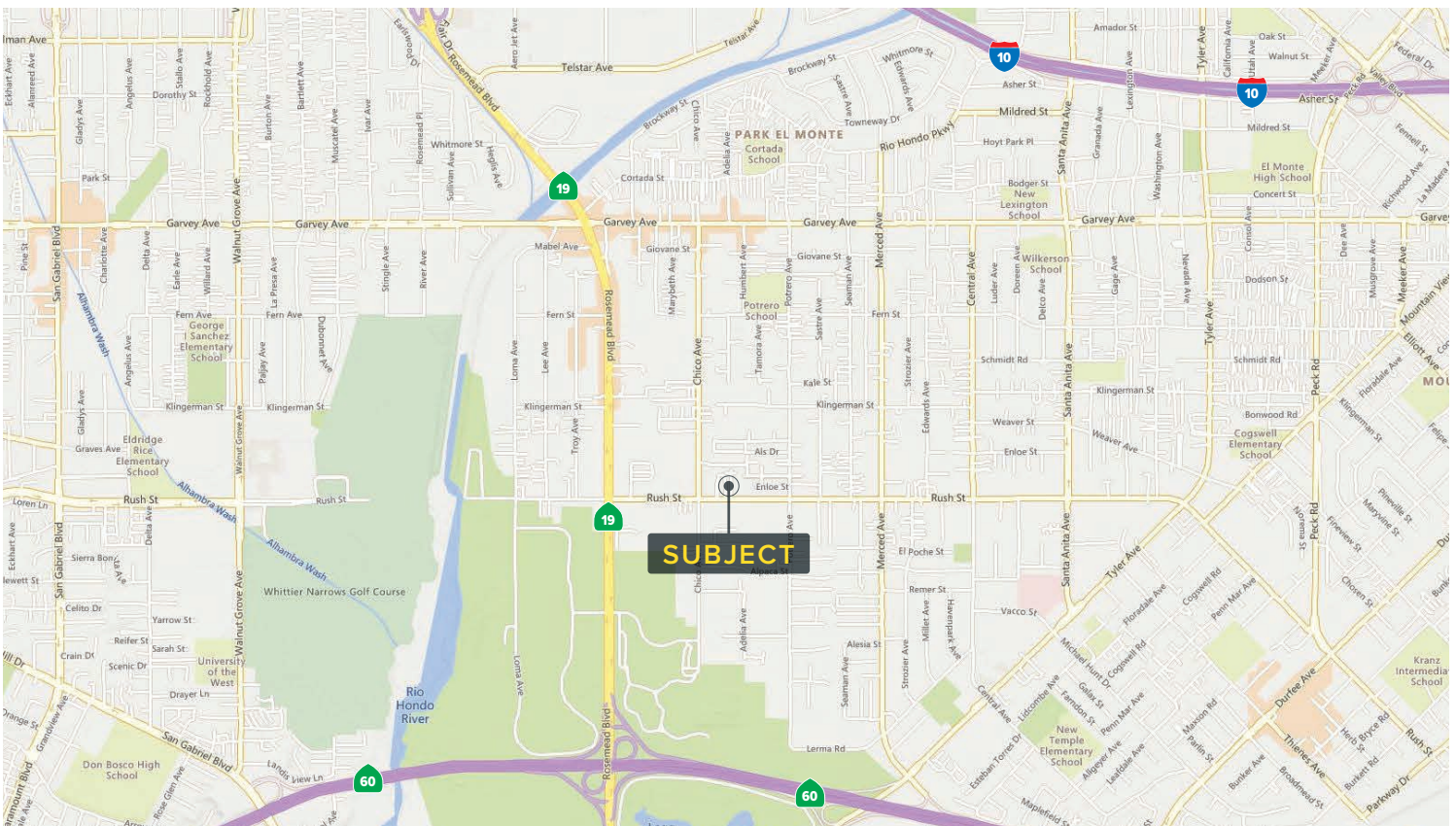
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LOCATION AERIAL



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