



RE/MAX[®]

MY HOME

Presents

1100 S. VAIL AVENUE

MONTEBELLO, CA 90640

LISTED BY KEN HUYNH | DRE 01731599

Presenting a premier commercial acquisition opportunity with ReMax My Home. A versatile, freestanding **industrial property** on a **73,616 SF lot**. The expansive **27,000 SF building** (property profile shows 25,344 SF) includes a **1,200 SF mezzanine**, tailored for both operational functionality and executive presence.



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RE/MAX[®] EXECUTIVE SUMMARY

MY HOME

ReMax My Home proudly presents an exceptional opportunity to acquire a substantial freestanding industrial property, ideally suited for business operations demanding space and versatility. Situated on a 73,616 SF lot, this property boasts approximately 27,000 SF of building space (property profile lists 25,344 SF), including a 1,200 SF mezzanine. Key features include eight private offices, two showrooms, six loading docks, and two ground-level doors. With a clear height ranging from 13 to 18 feet and a hazard sprinkler system, the warehouse is optimized for efficient and safe operations. The facility also includes 1,600 amps of power, a comprehensive fire and security system, and a fenced parking lot with approximately 100 spaces. This property offers an unparalleled blend of industrial capability and professional-grade amenities, ready to support your business growth and operational needs.



1100 S. VAIL AVENUE, MONTEBELLO, CA 90640

LIST PRICE: \$8,290,000

Building Size: 27,040 SqFt

Ground-Level Doors: 2

Lot Size: 73,616 SqFt

Clear Ceiling Height: 13' to 18'

Year Built: 1954

Power Supply: 1,600 amps

Office Space: 8 Offices

Fire Protection: Hazard Sprinkler System

Showroom Space: 2 Showrooms

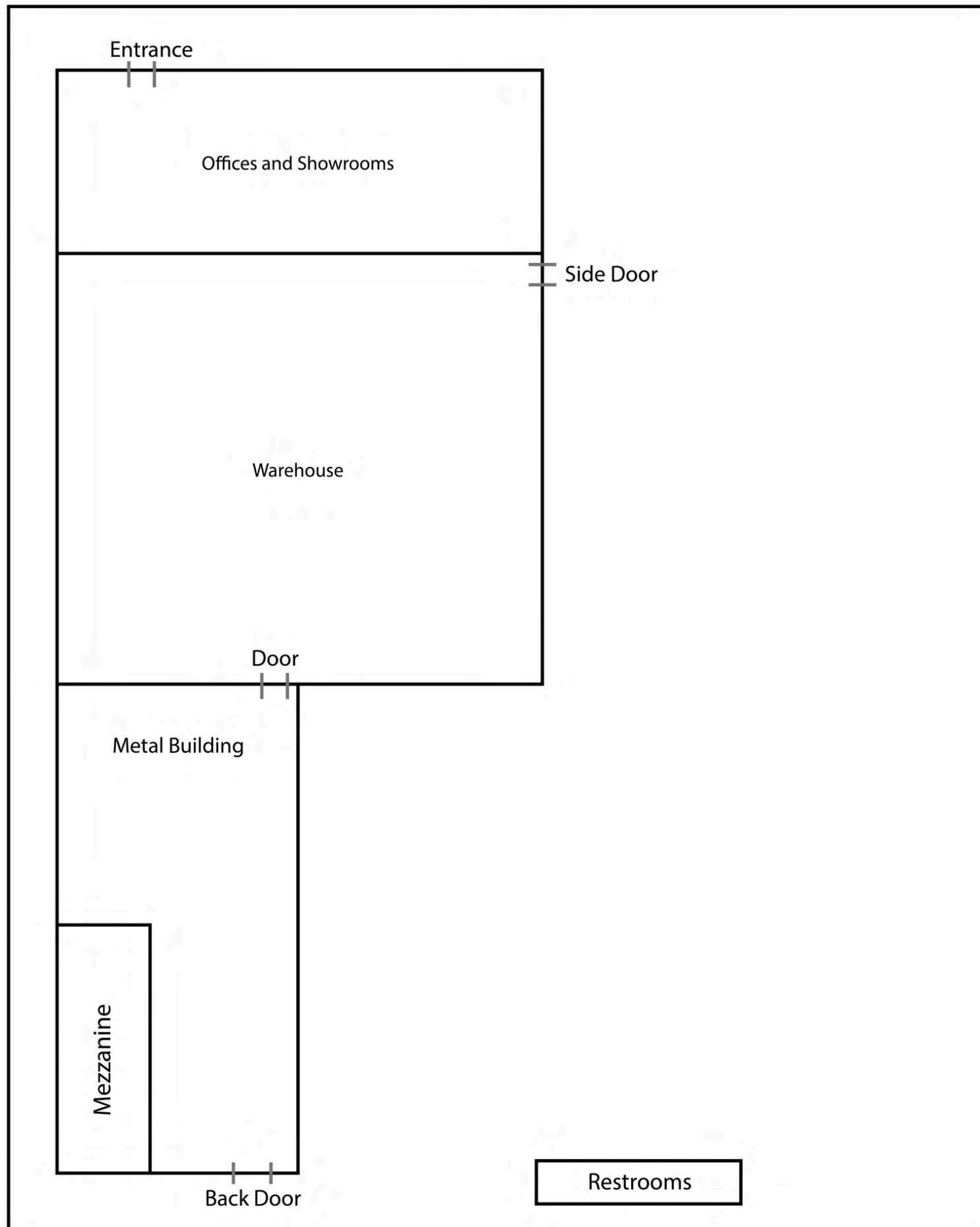
Security: Complete Security System & Fenced Parking

Loading Docks: 6

Parking Capacity: Approximately 100 vehicles



SKETCH



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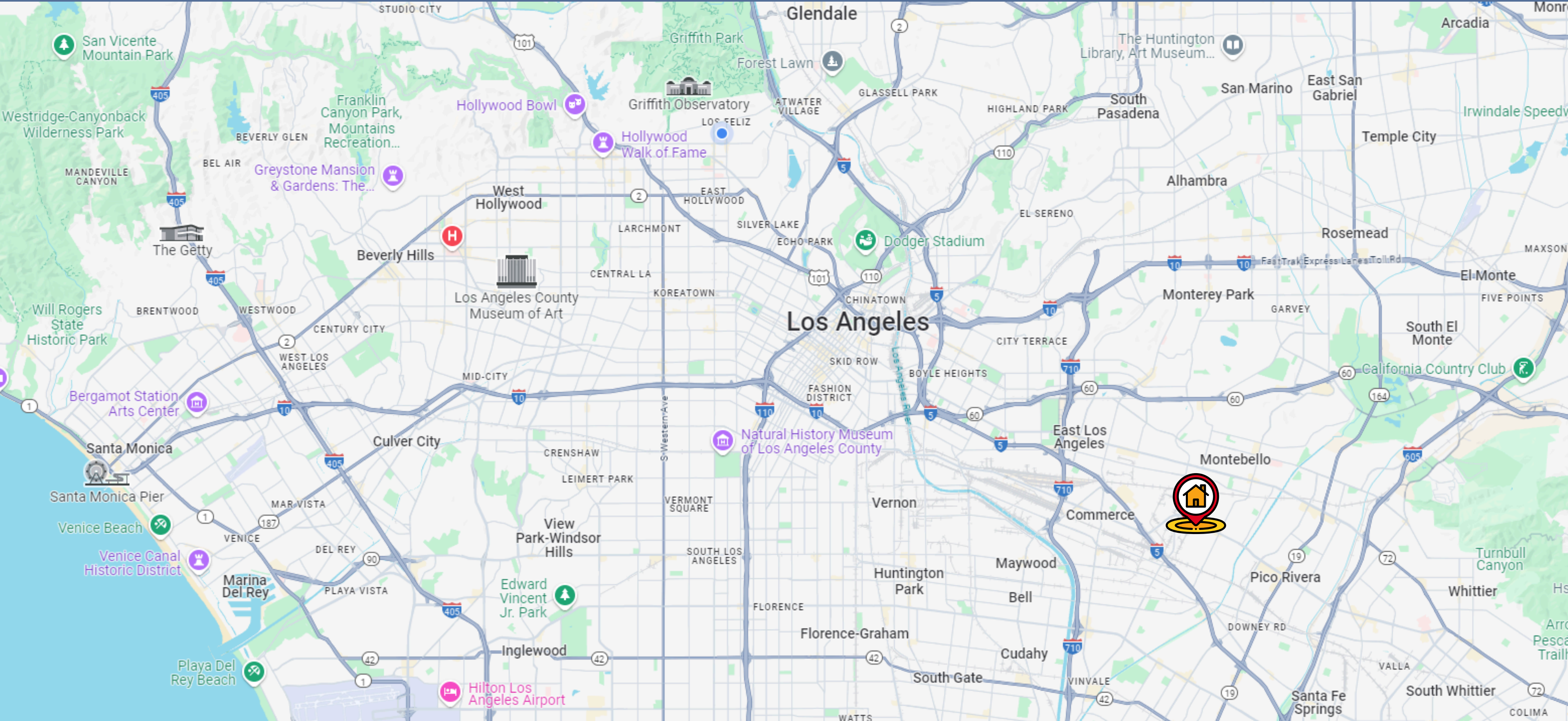
FLOOR PLAN

The layout of 1100 S. Vail Avenue is thoughtfully designed to cater to a wide range of industrial and business operations, combining functionality and versatility. At the front of the property, a well-organized office and showroom area provides ample space for administrative tasks and client-facing activities, conveniently located near the main entrance.

The central warehouse space offers a large, open area ideal for storage, manufacturing, or distribution, with a side door for additional access and improved operational flow. Adjacent to the warehouse is a metal building with a mezzanine level, offering supplementary workspace or storage options. A back door provides further accessibility to the metal building, enhancing flexibility for operational needs.

The layout also includes restrooms strategically located to accommodate staff and visitors. This streamlined and practical design ensures efficient workflows, making it a perfect fit for diverse industrial applications.

*** Please Note: The Sketch is Not Up to Scale**





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LET'S WORK TOGETHER!



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