

# 10620 Hickson

EL MONTE, CA

**HICKSON  
BUSINESS PARK**

**FOR LEASE**

**35,164 SF**

Exclusive Listing Agents

***Mark Repstad***

Executive Managing Director

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***Rob Castro***

Associate

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**NEWMARK**

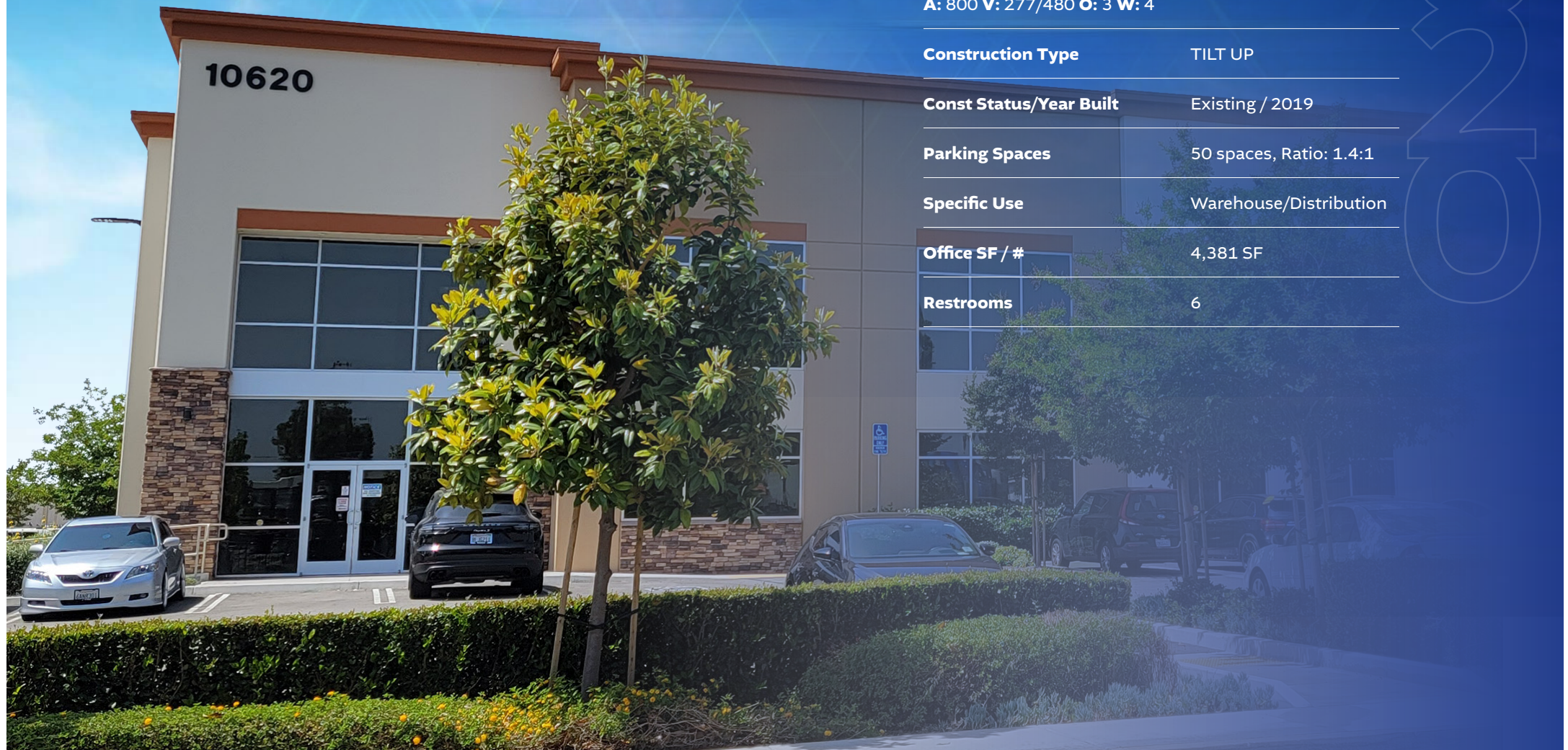


# BUILDING SPECIFICATIONS

## HIGHLIGHTS

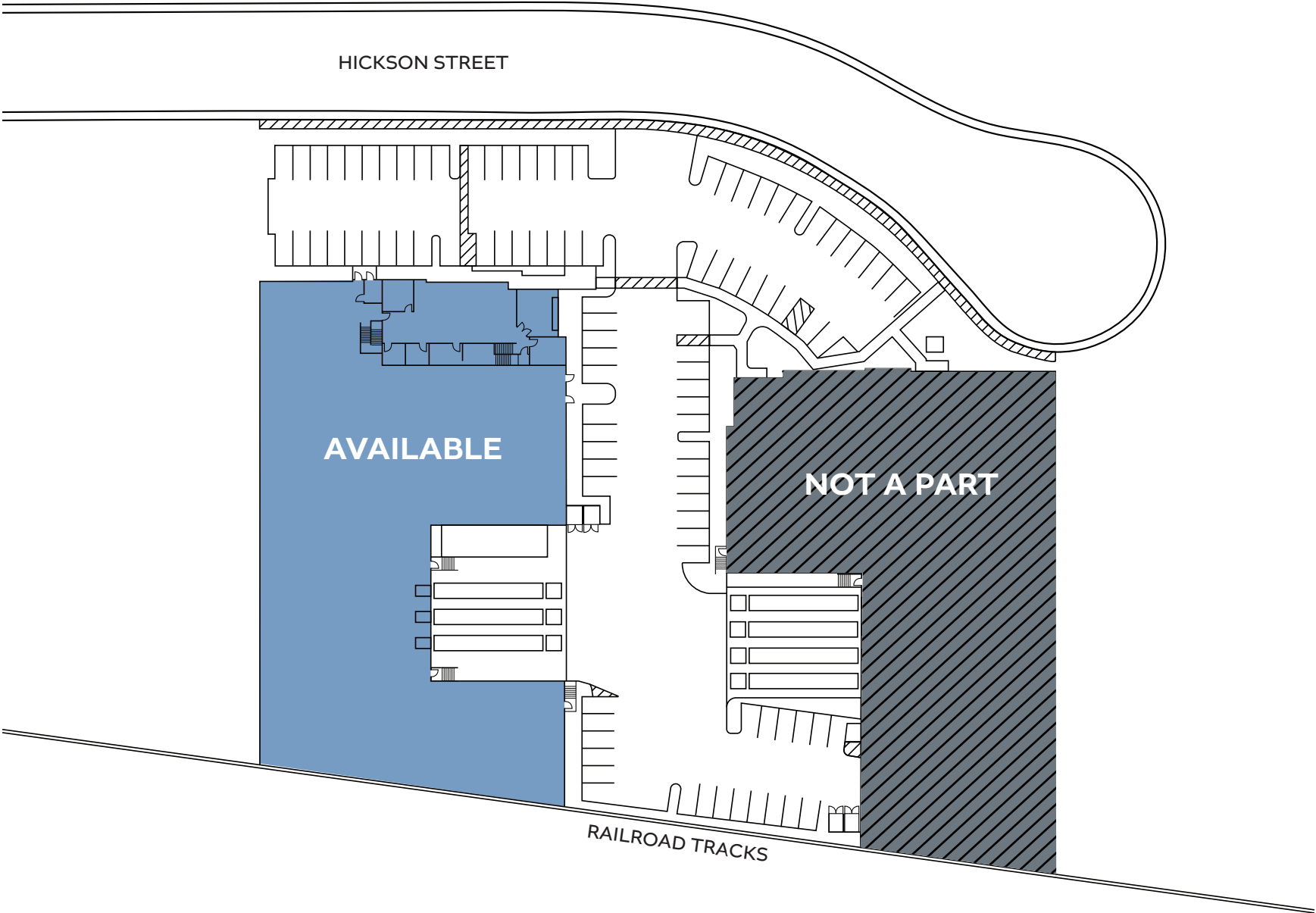
- 27' Clear Height
- 3 Dock High Doors
- Freestanding Building

|                             |                         |
|-----------------------------|-------------------------|
| Lease Rate                  | TBD NNN                 |
| Available SF                | 35,164 SF               |
| Zoning                      | M1                      |
| Sprinklered                 | ESFR                    |
| Clear Height                | 27'                     |
| GL Doors/Dim                | 1 / 12x14               |
| GH Doors/Dim                | 3 / 9x10                |
| A: 800 V: 277/480 O: 3 W: 4 |                         |
| Construction Type           | TILT UP                 |
| Const Status/Year Built     | Existing / 2019         |
| Parking Spaces              | 50 spaces, Ratio: 1.4:1 |
| Specific Use                | Warehouse/Distribution  |
| Office SF / #               | 4,381 SF                |
| Restrooms                   | 6                       |





SITE PLAN



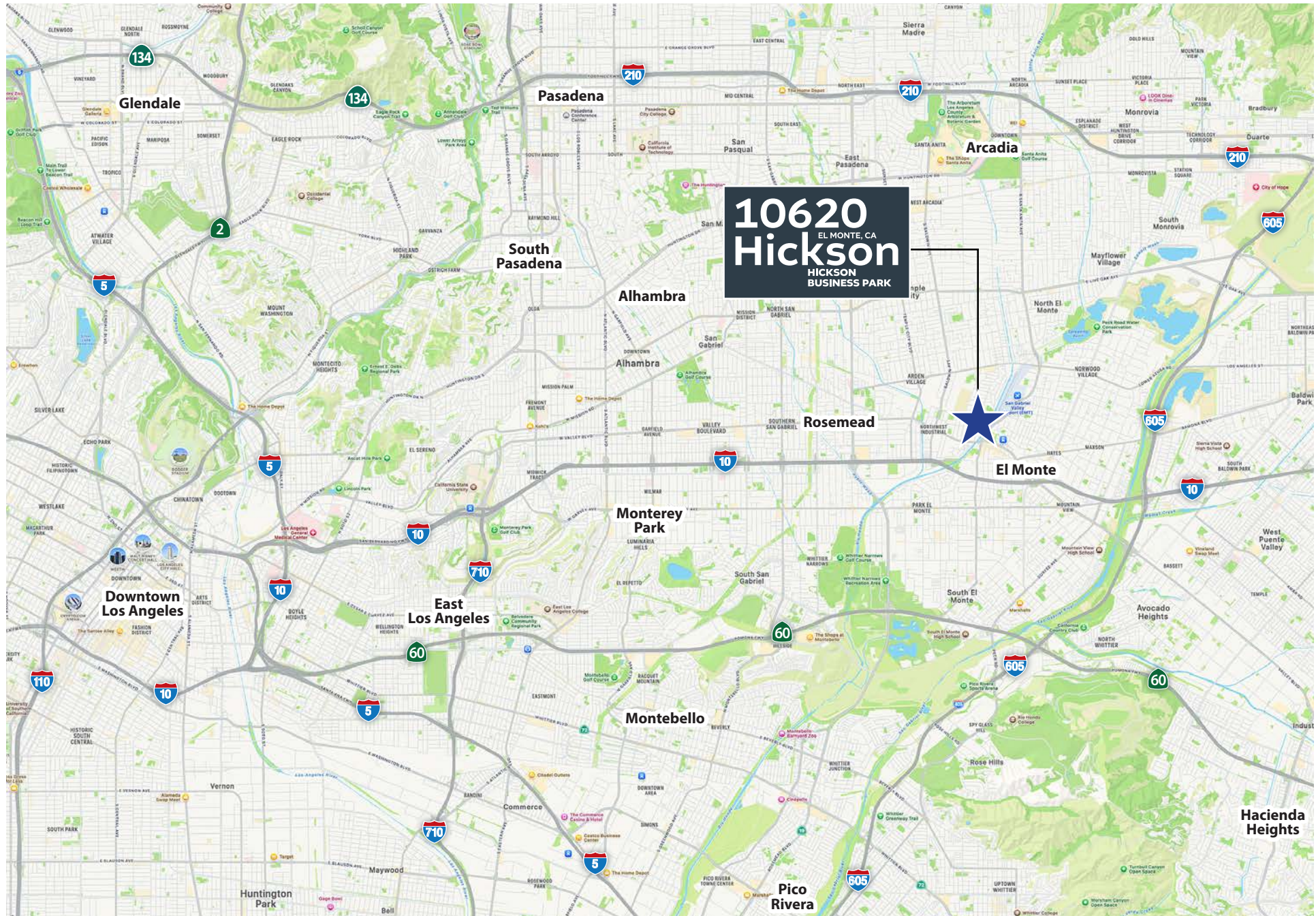


# PROPERTY AERIAL





# REGIONAL MAP





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FOR MORE INFORMATION, PLEASE CONTACT



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