

Available SF 10,800 SF

Industrial For Lease

Building Size 10,800 SF


**Address:** 673 Monterey Pass Rd, Monterey Park, CA 91754

**Cross Streets:** Monterey Pass Rd/Vagabond Dr

Prime Monterey Park Industrial Location  
 17.5' Clear Height at Beam - Calculated Sprinkler System  
 High-End Office Buildout-2,366 SF of Bonus Mezzanine  
 Excellent Fwy Access - 710 10, & 60 ( $\pm$ 1.5 Miles)  
 Signalized Corner - Monterey Pass Rd Frontage  
 Adjacent Unit Also Available ( $\pm$ 10,800 SF) - Contact Broker

Lease Rate/Mo:	\$14,256	Sprinklered:	Yes	Office SF / #:	2,894 SF / 6
Lease Rate/SF:	\$1.32	Clear Height:	18'-17'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	2	Office HVAC:	Heat & AC
Available SF:	10,800 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	10,800 SF	A: 800 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	0.60 Ac / 25,967 SF	Construction Type:	TIFF UP	Unfinished Mezz:	2,366 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1972	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	30 Days
Sale Price/SF:	NFS	Parking Spaces:	20 / Ratio: 1.9:1/	Vacant:	No
Taxes:	\$23,989 / 2024	Rail Service:	No	To Show:	Call broker
Yard:	Fenced/Paved	Specific Use:	Warehouse/Office	Market/Submarket:	West SGV
Zoning:	O-P			APN#:	5254019104

**Listing Company:** Lee & Associates

**Agents:** [Tony Naples 818-395-4373](#), [Mattison Behr 818-434-9116](#)
**Listing #:** 42690028

**Listing Date:** 05/29/2025

**FTCF:** CB000N000S000

**Notes:** The Premises includes 2,366 SF of Bonus mezzanine space (unfinished); it is load-bearing, but it is not permitted as additional SF for storage. Tenant may utilize at their own discretion. The electrical panel reads 800 Amps @ 277/480 Volts, tenant to verify. Clear height is approx 17.5' to the beams. Tenant needs approx 30 days to vacate. Call brokers for commission information. Tenant to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes. Tenant to obtain business license and confirm zoning and use.

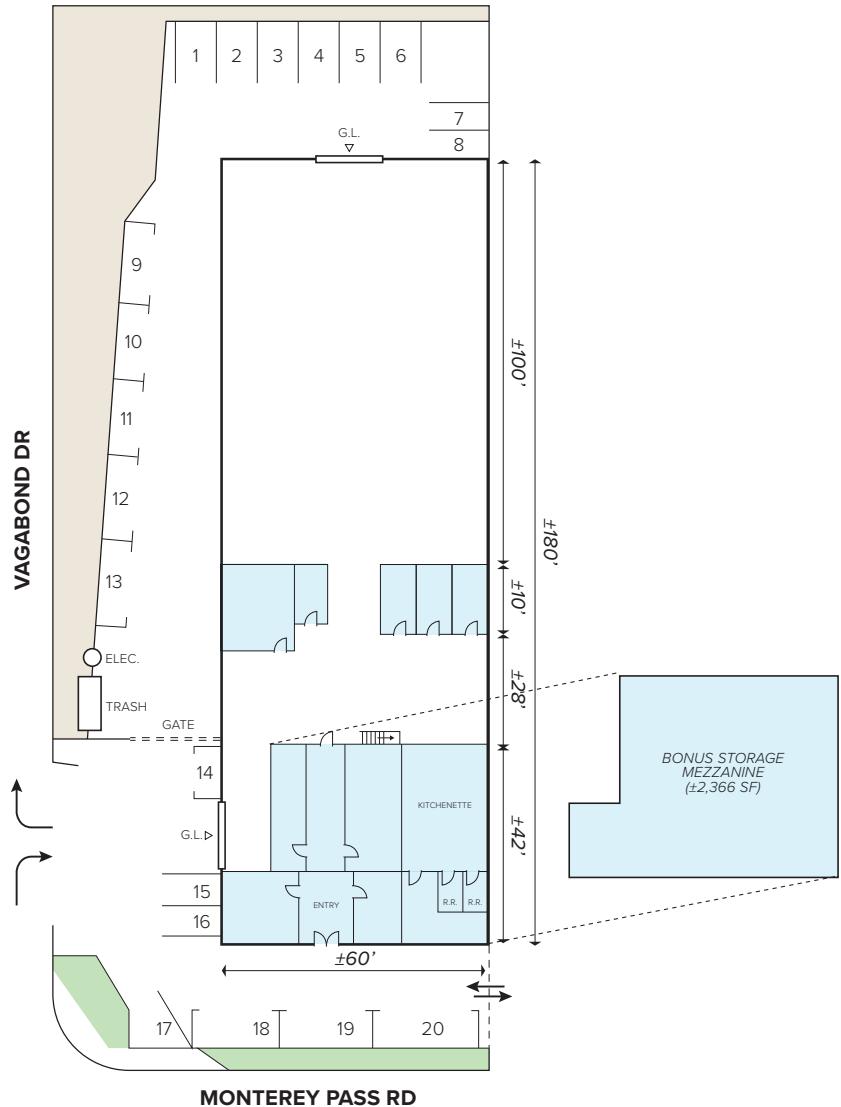
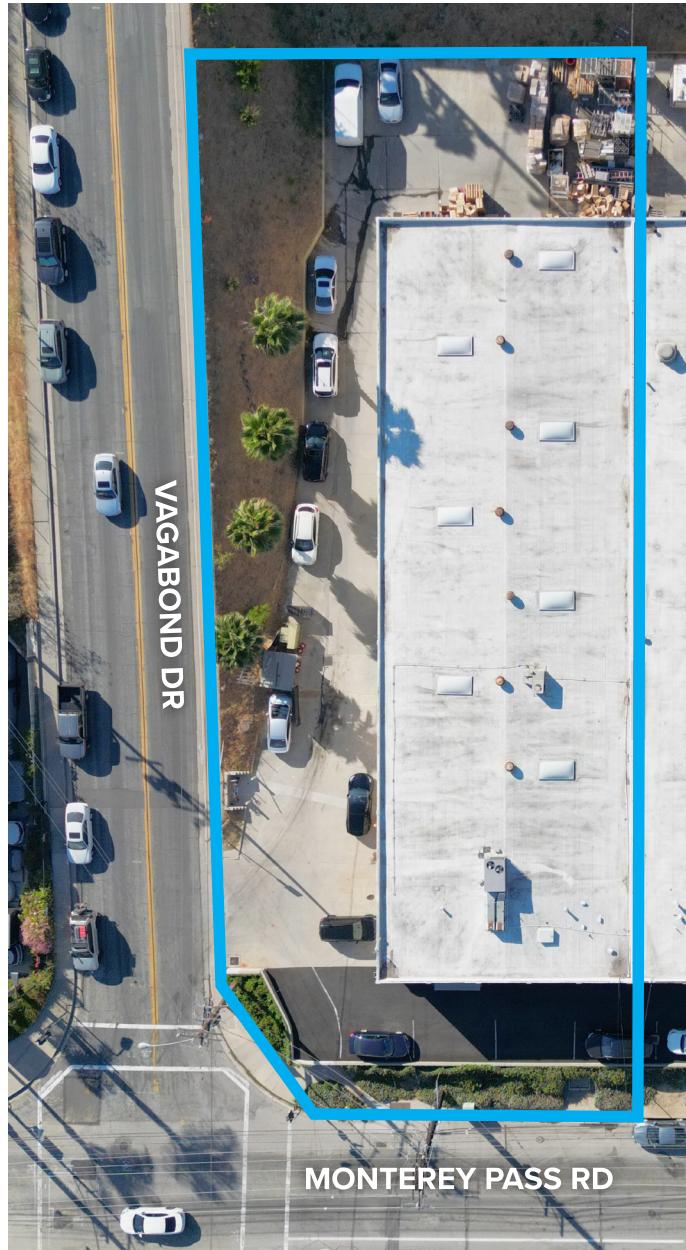


FOR  
LEASE

**±10,800<sup>SF</sup> INDUSTRIAL BLDG ON ±25,967<sup>SF</sup> OF LAND**  
673 MONTEREY PASS RD | MONTEREY PARK, CA 91754

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

SITE PLAN



\*Site plan not to scale. Lessee to verify all information

FOR MORE INFORMATION, PLEASE CONTACT



**TONY NAPLES**

Senior Vice President | LIC NO 01811344

e: [tnaples@lee-associates.com](mailto:tnaples@lee-associates.com)  
o: 818.395.4373



**MATTISON BEHR**

Associate | LIC NO 02091054

e: [mbehr@lee-associates.com](mailto:mbehr@lee-associates.com)  
o: 818.434.9116



Lee & Associates® Los Angeles, Inc. | CORP ID 02174865

1201 N Main St, Los Angeles, CA 90012

**LEE-ASSOCIATES.COM/DOWNTOWNLA**

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.