

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 (±1.5 Miles)
 Signalized Corner - Monterey Pass Rd Frontage
 Adjacent Unit Also Available (±10,800 SF) - Contact Broker

Lease Rate/Mo: \$14,256
Lease Rate/SF: \$1.32
Lease Type: Gross
Available SF: 10,800 SF
Minimum SF: 10,800 SF
Prop Lot Size: 0.60 Ac / 25,967 SF
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$23,989 / 2024
Yard: Fenced/Paved
Zoning: O-P

Sprinklered: Yes
Clear Height: 18'-17'
GL Doors/Dim: 2
DH Doors/Dim: 0
A: 800 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1972
Whse HVAC: No
Parking Spaces: 20 / **Ratio:** 1.9:1/
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 2,894 SF / 6
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 2,366 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: West SGV
APN#: 5254019104

Listing Company: Lee & Associates
Agents: [Tony Naples 818-395-4373](tel:818-395-4373), [Mattison Behr 818-434-9116](tel:818-434-9116)

Listing #: 42690028 **Listing Date:** 05/29/2025

FTCF: CB000N000S000

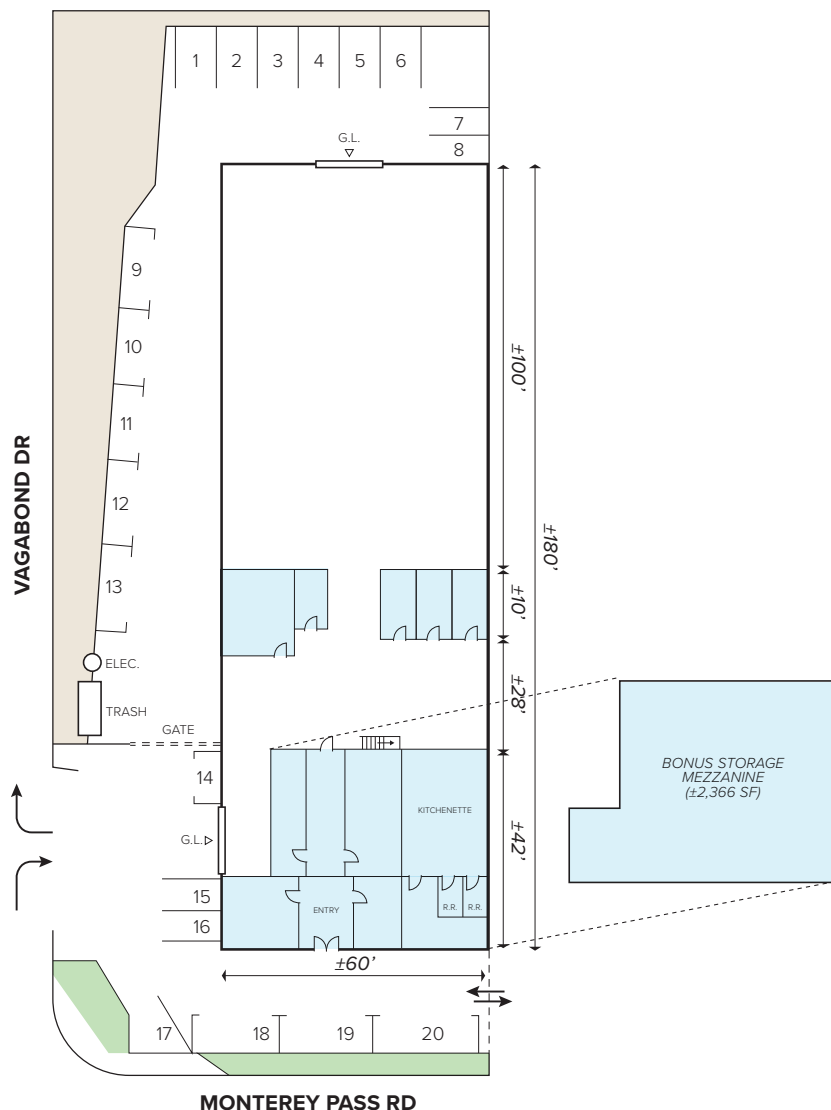
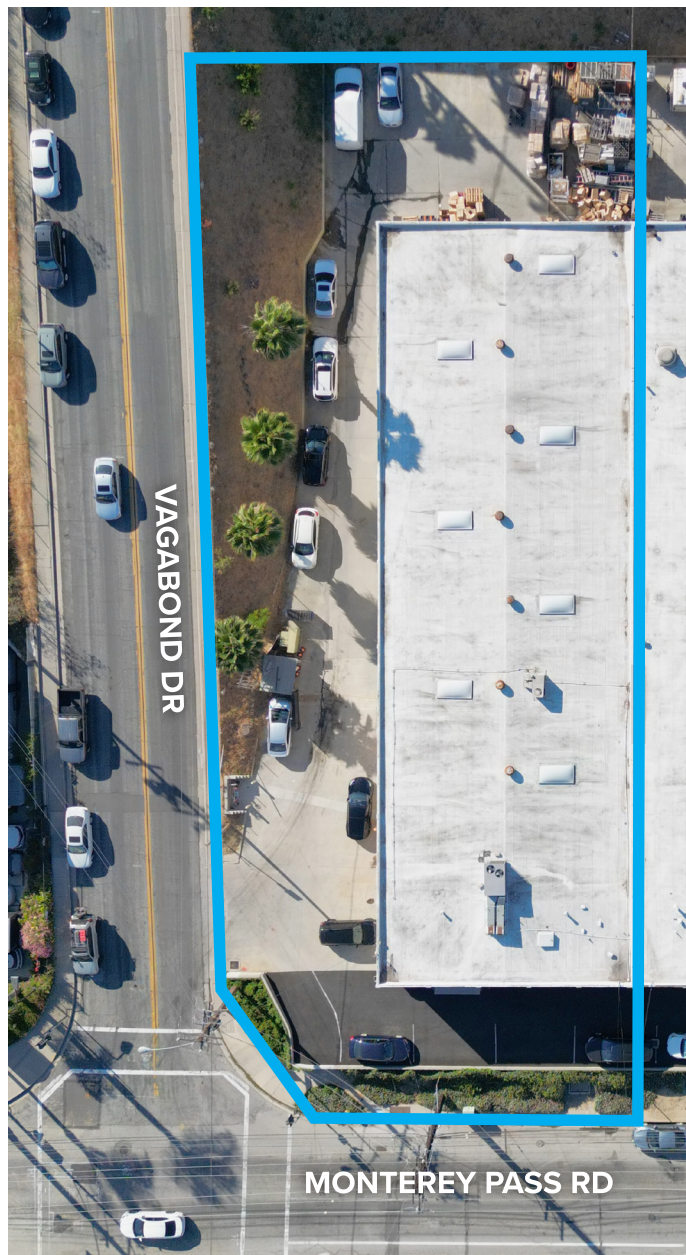
Notes: The Premises includes 2,366 SF of Bonus mezzanine space (unfinished); it is load-bearing, but it is not permitted as additional SF for storage. Tenant may utilize at their own discretion. The electrical panel reads 800 Amps @ 277/480 Volts, tenant to verify. Clear height is approx 17.5' to the 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^{SF} INDUSTRIAL BLDG ON ±25,967^{SF} 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

o 818.395.4373



MATTISON BEHR

Associate | LIC NO 02091054

e 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.