

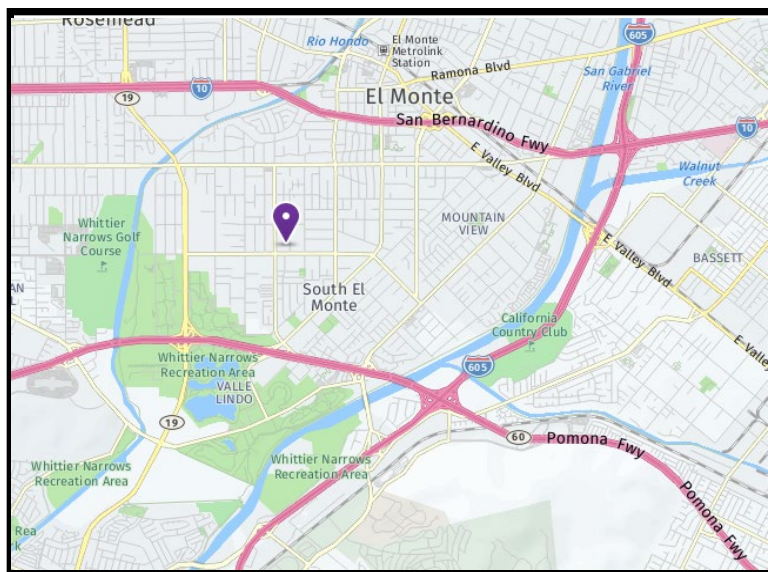
FOR LEASE
± 20,232 S.F. Building
on ± 37,831 S.F. Lot

2105 Edwards Avenue
South El Monte



Property Features:

- Concrete tilt-up construction
- Fully Warehouse Racked
- Two exterior docks and four ground level doors
- 19' minimum clear w/skylights and foil ceilings
- Fire Sprinklers throughout (including exterior shed)
- Large gated and fenced side and rear yard areas
- +/- 2,160 s.f. of attractive high image offices (5 rooms)
- Two office and three shop restrooms
- 400 amp 120/ 240 volt power
- 965 s.f. Bonus secured enclosed metal sheds in yard area
- Bonus mezzanine storage above office
- Immediate occupy with No CAM Charges
- Asking Price: \$32,371.00 (\$ 1.60 P.S.F.) Gross



Ashwill
Associates
COMMERCIAL REAL ESTATE

www.ashwill.com

21660 E. Copley Dr., Ste. 350
Diamond Bar, CA 91765

David Brackmann
david@ashwill.com
Lic. 01004958
(626) 363-7858



**Ashwill
Associates**
COMMERCIAL REAL ESTATE

www.ashwill.com

21660 E. Copley Dr., Ste. 350
Diamond Bar, CA 91765

David Brackmann
david@ashwill.com
Lic. 01004958
(626) 363-7858

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy we do not guarantee it. The prospective buyer or lessee should independently verify all information contained herein. All measurements are approximate.

FOR LEASE

± 20,232 S.F. Building on

± 37,381 S.F. Lot

**2105 Edwards Avenue
South El Monte**



**Ashwill
Associates**
COMMERCIAL REAL ESTATE

www.ashwill.com

21660 E. Copley Dr., Ste. 350
Diamond Bar, CA 91765

David Brackmann
david@ashwill.com
Lic. 01004958
(626) 363-7858

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy we do not guarantee it. The prospective buyer or lessee should independently verify all information contained herein. All measurements are approximate.