

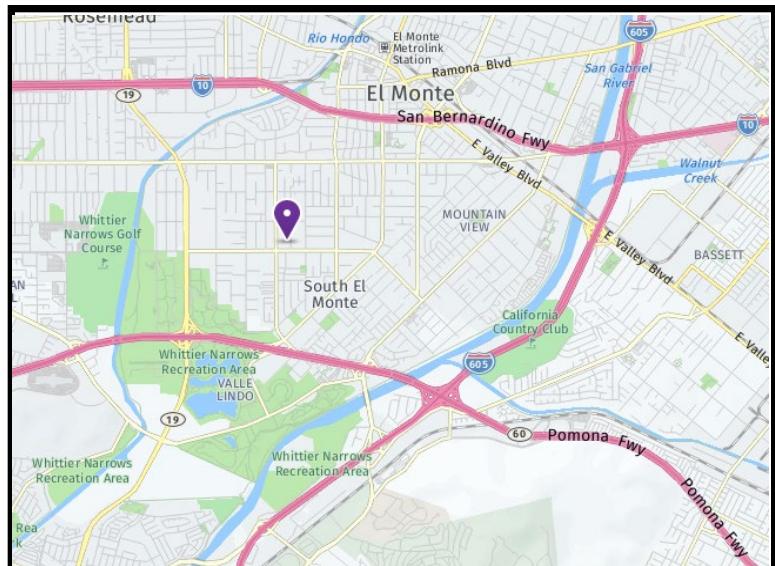
**FOR LEASE
± 20,232 S.F. Building
on ± 37,831 S.F. Lot**

**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

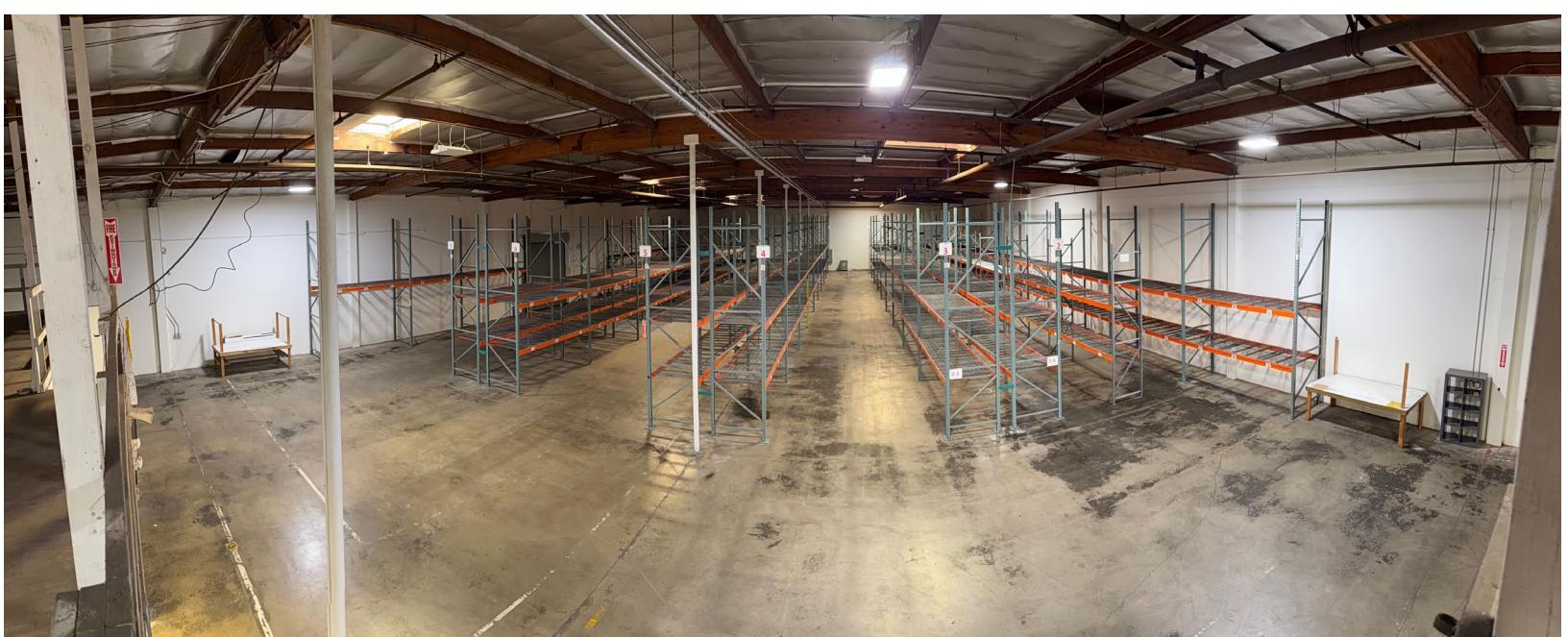


**Ashwill
Associates**
COMMERCIAL REAL ESTATE

www.ashwill.com

21660 E. Copley Dr., Ste. 350
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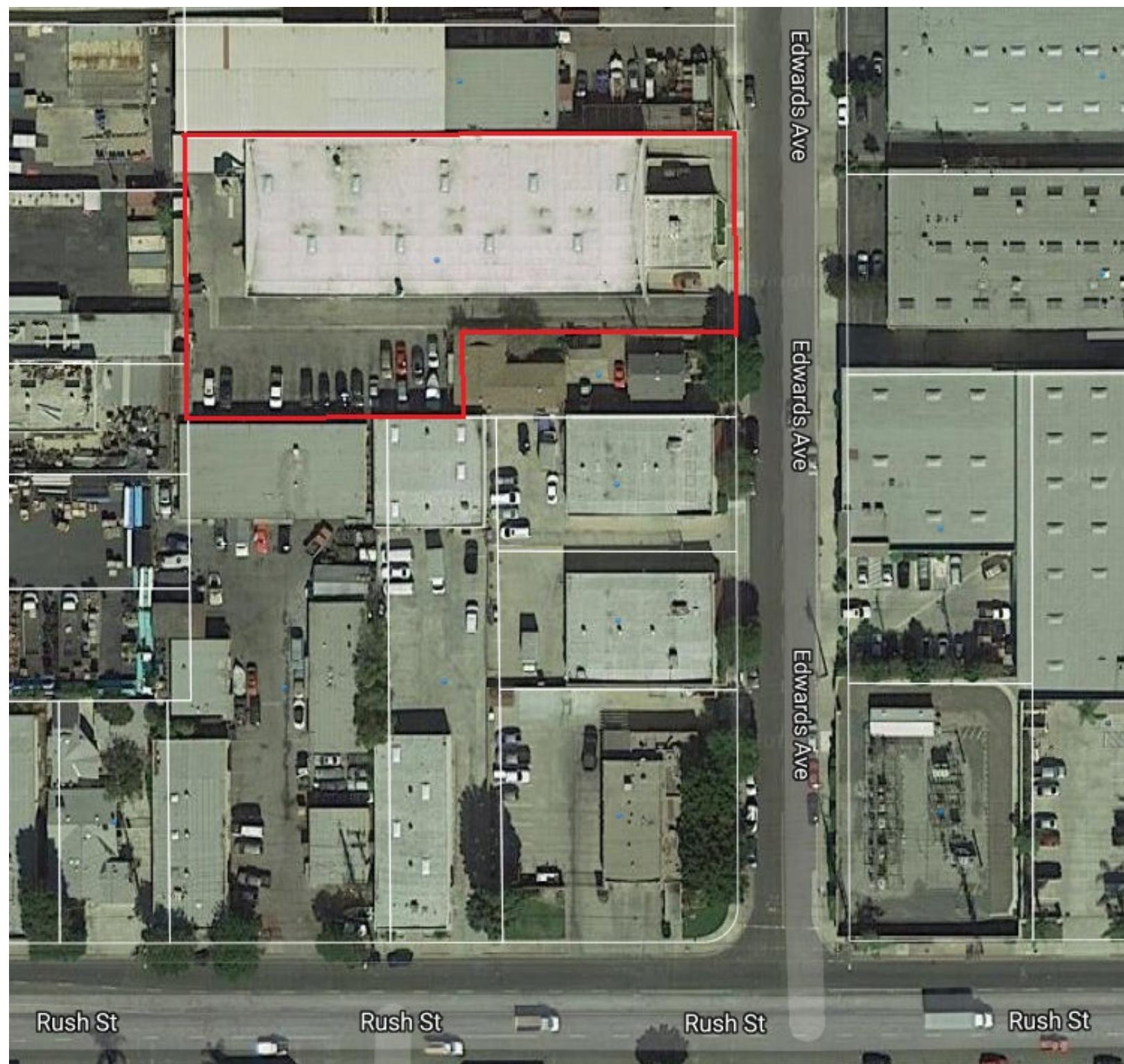
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