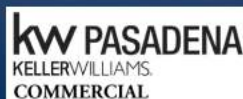


9323 RUSH STREET



PRIME OWNER-USER INDUSTRIAL OPPORTUNITY ON RUSH STREET



SOUTH EL MONTE, CA 91733

9323 RUSH STREET

Offering Memorandum | South El Monte, CA 91733



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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

SECTION 1

EXECUTIVE SUMMARY



Property Summary

Address	9323 Rush St, South El Monte, CA 91733
Property Type	Industrial
Year Renovated	2023
Building Size	±22,850 SF
Lot Size	±38,432 SF
Parking	25 Spaces Including 1 Handicap
Zoning	M (Manufacturing) Zoning

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Clear Height	13-19' (Verify)
Power	1,600a/240v 3p Heavy (Buyer Verify)
Condition	Fully Renovated & Move in Ready
Backyard	Large Private Fenced Yard



EXTERIOR LAYOUT











Rosemead Blvd

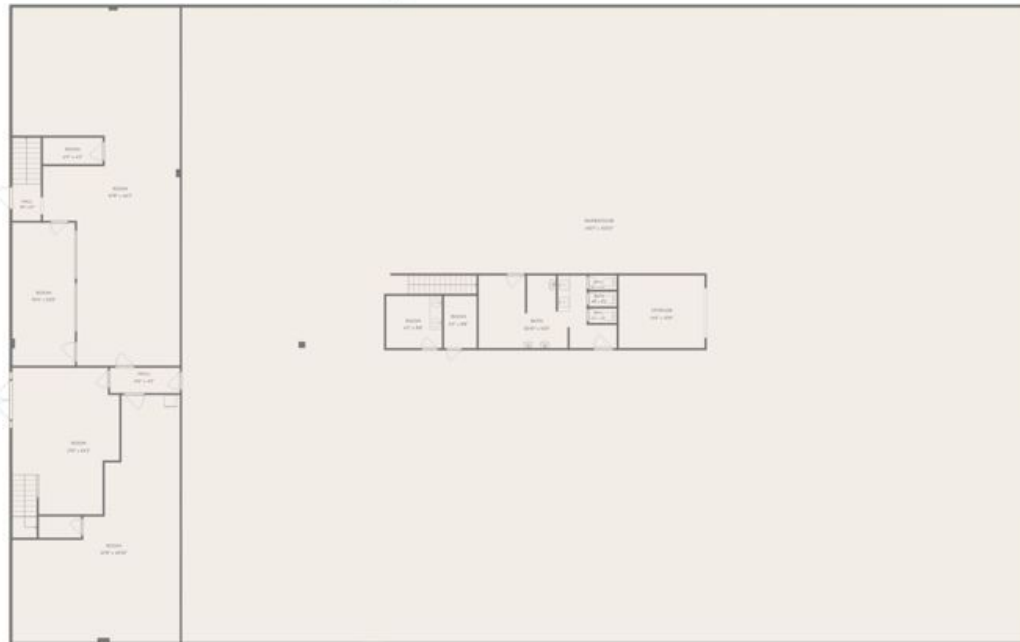
Rush St







FLOOR PLANS



Investment Overview

CHANG INVESTMENT GROUP of KW Pasadena is proud to present a rare opportunity for an owner-user or investor to acquire a well-maintained industrial facility at 9323 Rush Street, in the heart of the San Gabriel Valley's highly sought-after South El Monte industrial market. The property features $\pm 22,850$ SF of building area situated on a substantial ± 0.88 Acres lot, offering a functional layout, ample yard space, and excellent operational flexibility.

Recently renovated in 2022-2023, the property benefits from a new roof, fresh exterior paint, new paved driveway and yard, new HVAC units, motorized gates/rollup door, new flooring in the office area, move-in-ready and low capital expenditures. Zoned M (Manufacturing), the facility accommodates a wide range of industrial and manufacturing uses and is equipped with heavy power (Buyer verify), making it ideal for fabrication, manufacturing, warehousing, distribution, and other power-intensive operations.

A standout feature of the property is its large private fenced rear yard, offering valuable outdoor storage, equipment staging, fleet parking, or future operational expansion opportunities. Strategically located with convenient access to major transportation corridors, the property provides exceptional connectivity throughout Los Angeles County and the greater Southern California market.

This is a unique opportunity to secure a versatile industrial asset in a supply-constrained market with strong long-term fundamentals.





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PROPERTY HIGHLIGHTS

- ±22,850 SF Industrial Building Sitting on ±38,432 SF Land Area (0.88 acres)
- Recently Renovated (2022-2023) with New Roof, Fresh Exterior Paint, New Paved Driveway & Yard, New HVAC Units, New Flooring, Motorized Gates & Rollup Door
- One (1) Oversized 16' x 10' GL Door
- 13'-19' Clear Height
- M (Manufacturing) Zoning Provides Wide Uses
- Outdoor Storage and Equipment Staging Potential
- Convenient access to I-10, I-605, SR-60, and I-710 corridors
- Move-in-ready condition with minimal deferred maintenance



SECTION 3

LOCATION OVERVIEW

NOTICE
DELIVERIES
PLEASE RING
DOORBELL

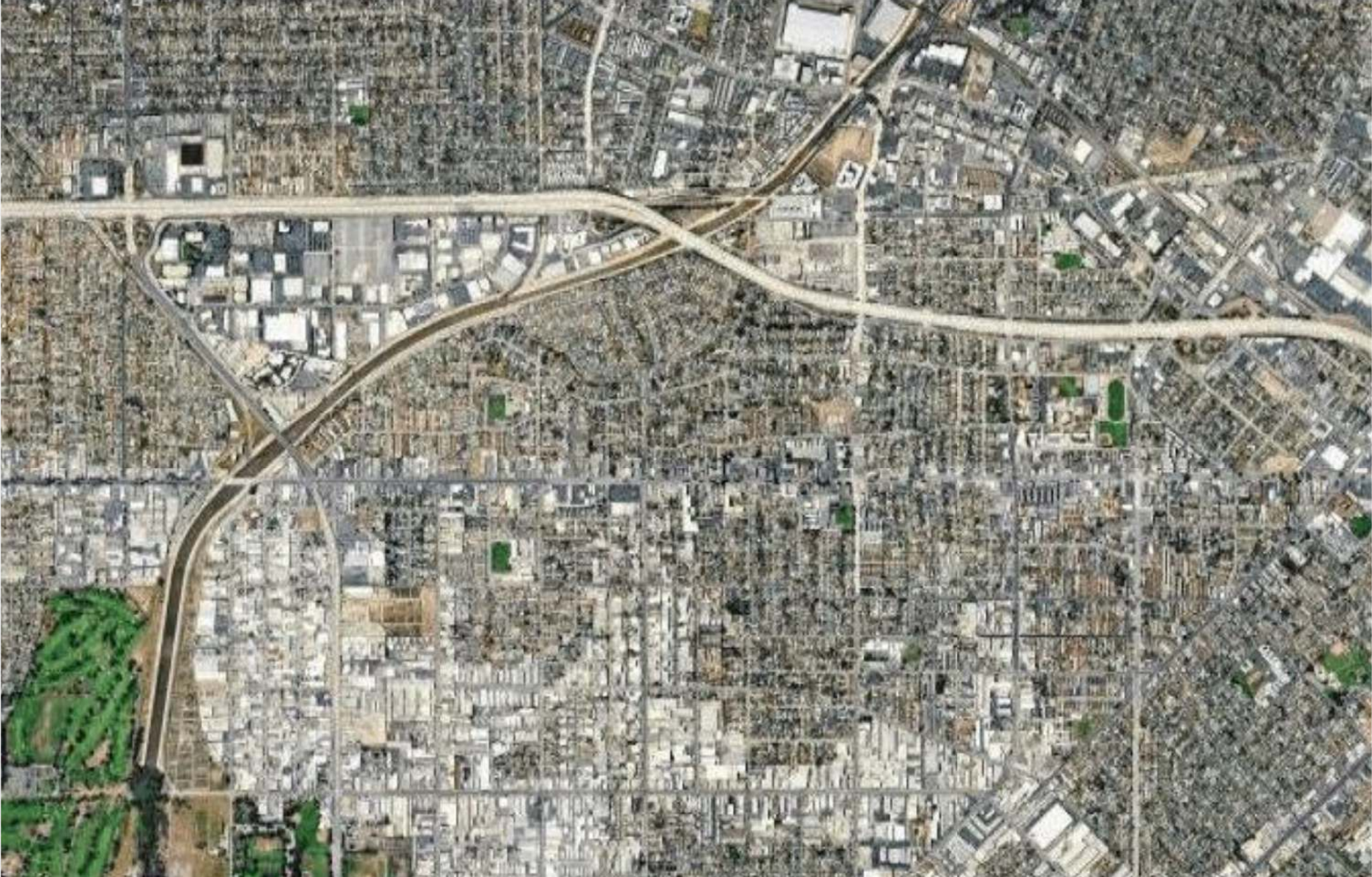
SOUTH EL MONTE

CITY OVERVIEW

Incorporated in 1958 with a vision centered on commerce, the City of South El Monte is a highly stable, logistics-driven enclave located in the heart of the San Gabriel Valley, just 13 miles east of Downtown Los Angeles. Spanning roughly 2.8 square miles, the city is overwhelmingly dedicated to commercial and industrial land uses, boasting a remarkably "business-friendly" local government tailored to support warehousing, manufacturing, and wholesale operations. As a critical, low-vacancy node in the Southern California supply chain, South El Monte offers an exceptional infill environment insulated from new construction competition, backed by a deeply rooted and highly skilled industrial labor force.



AMENITIES



9323 RUSH STREET

OFFERING MEMORANDUM

CONTACT US



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