

Warehouse/Flex Building For Sale or Lease

595 Monterey Pass Road
Monterey Park, CA



- Excellent street appeal and easy to get to location between Pasadena and DTLA
- Outstanding location with convenient access to 10, 710 and 60 Freeways
- 5,000 - 10,000 square feet of built-out high-end offices, conference rooms, kitchen/break room, and open work areas on 2 floors
- Fully fenced and secure parking or material yard and delivery driveway
- Ground high loading door (may be converted to dock high)
- 18' clear in front portion of the warehouse
- Sprinklered throughout
- Power of 1,200/277-480 Amps
- Zoning: Monterey Park M (Industrial), *Tenant to verify*

Building Size:	± 28,798 SF (± 10,000 SF office)
Land Size:	± 78,176 SF (± 1.8 acres)
APN:	5254-019-117
Sale Price:	REDUCED \$7,950,000 \$7,600,000
Lease Rate:	REDUCED \$1.39 \$1.19 per SF , NNN (\$0.19)
Lease Term:	Negotiable
Parking:	52 spots gated, +14 spots in front for a total of 66 parking spaces

Get more information

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Main Conference Room



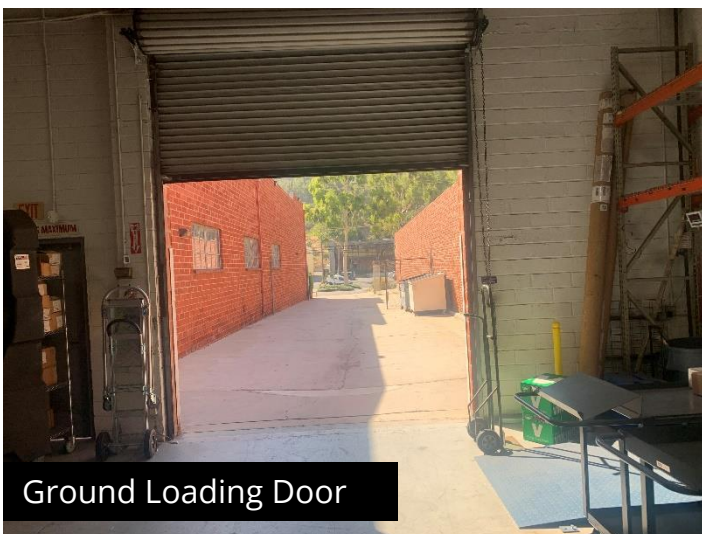
2nd Conference Room



Kitchen



Lounge Area



Ground Loading Door

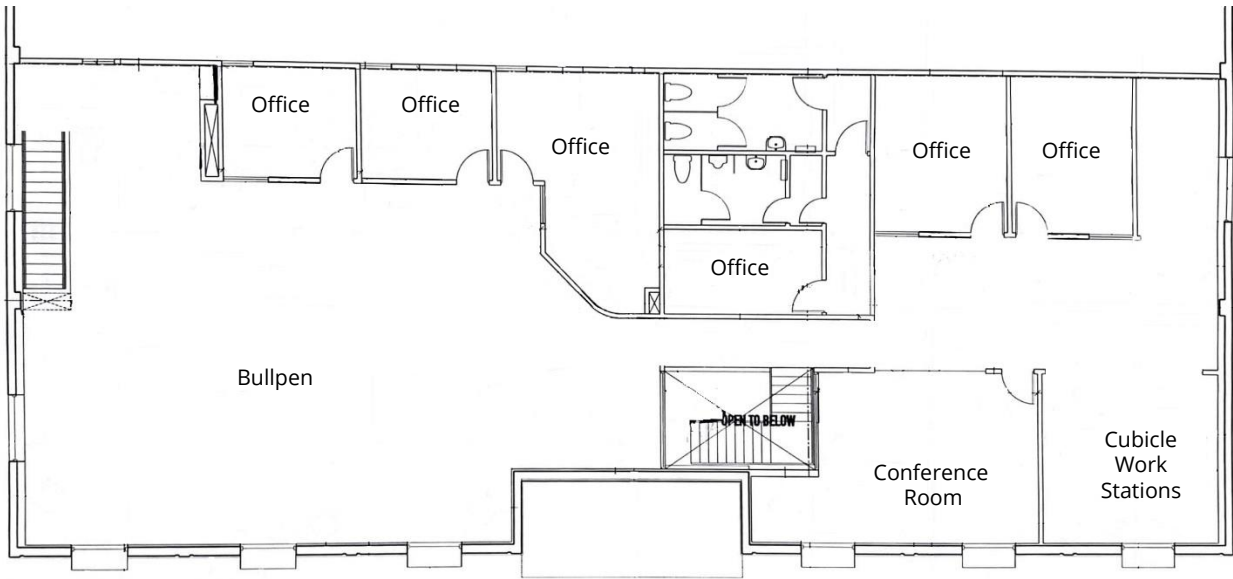


Warehouse

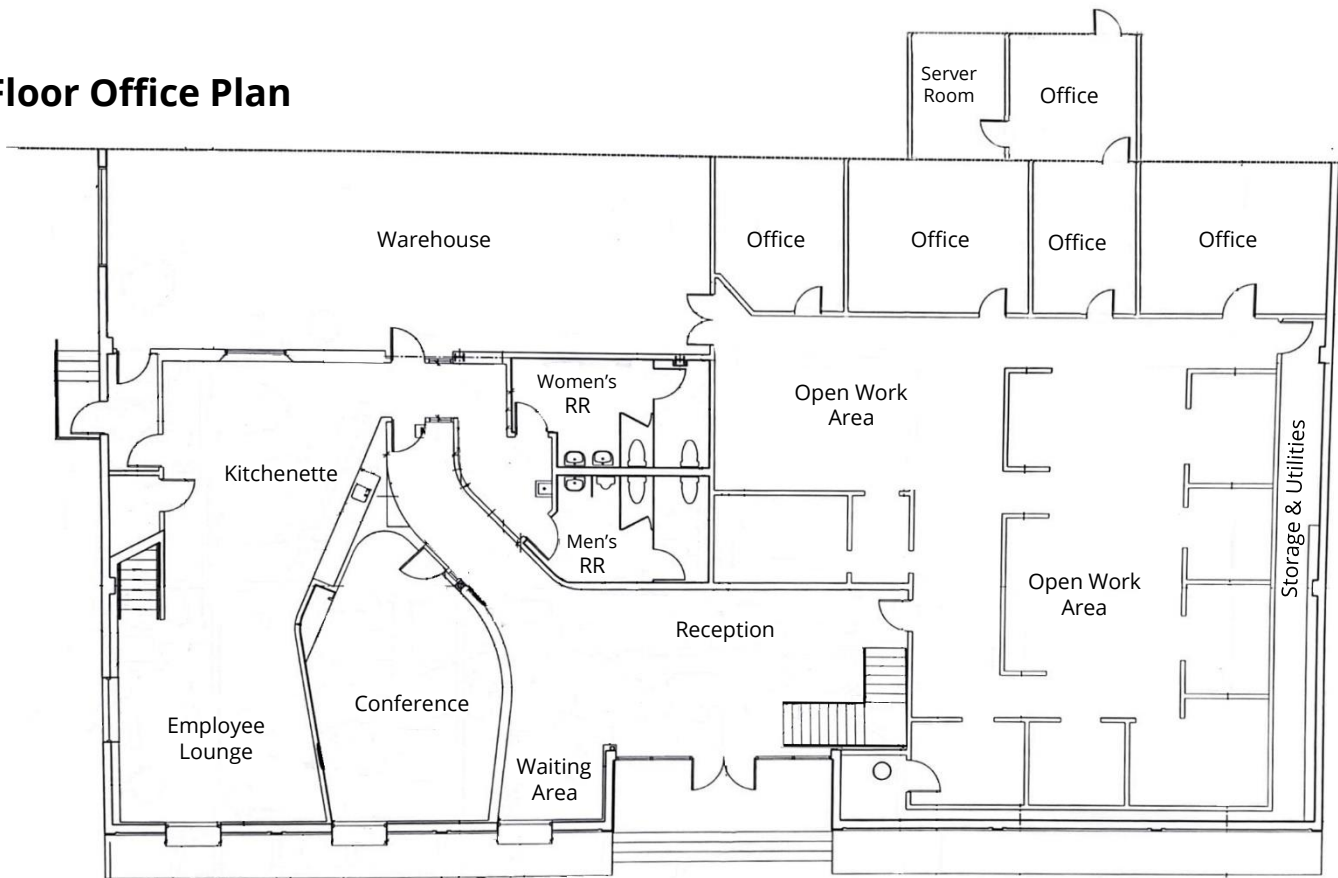
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2nd Floor Office Plan



1st Floor Office Plan

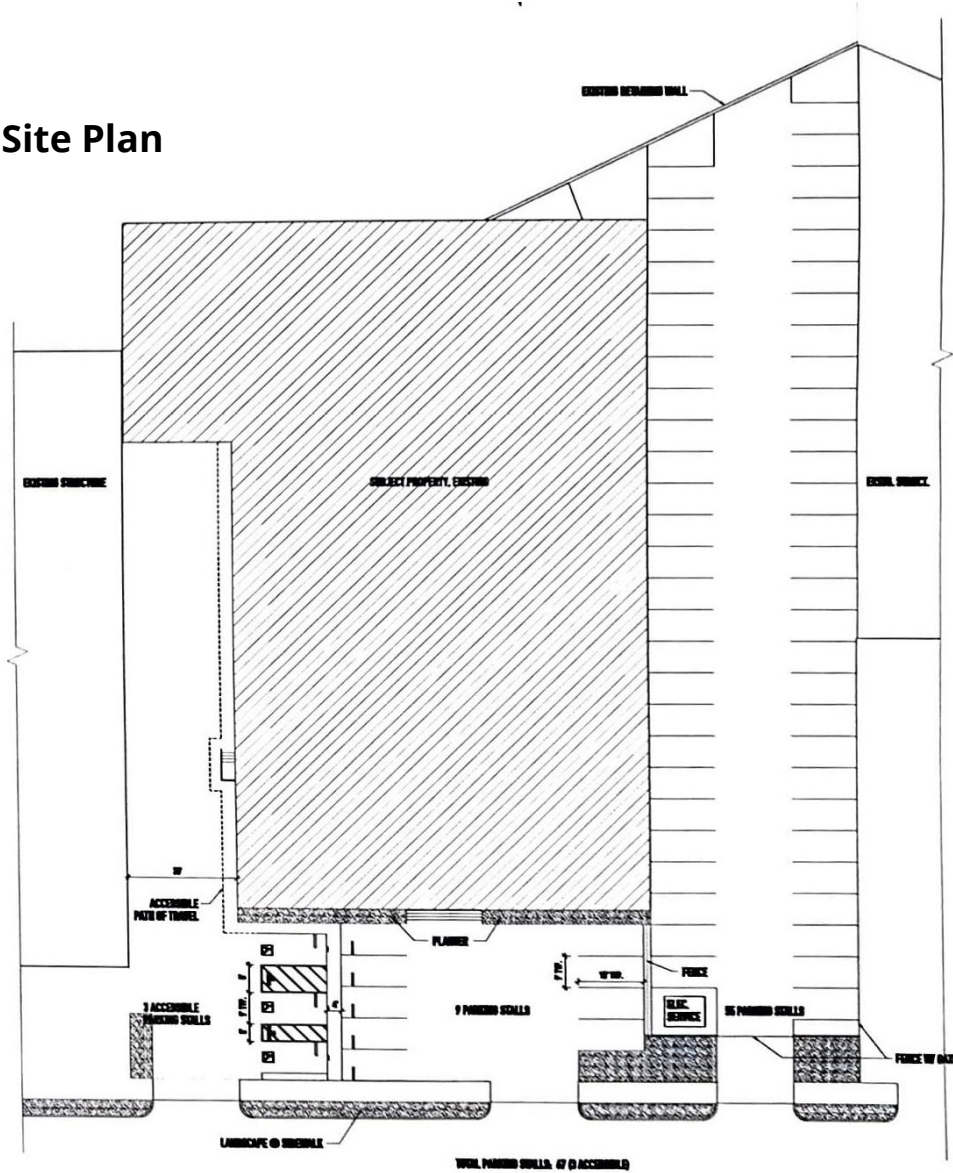


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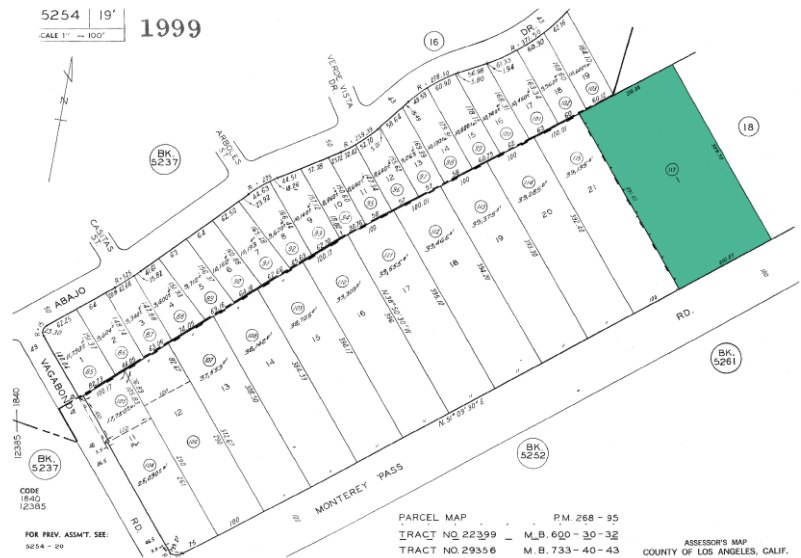
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Site Plan



Parcel Map

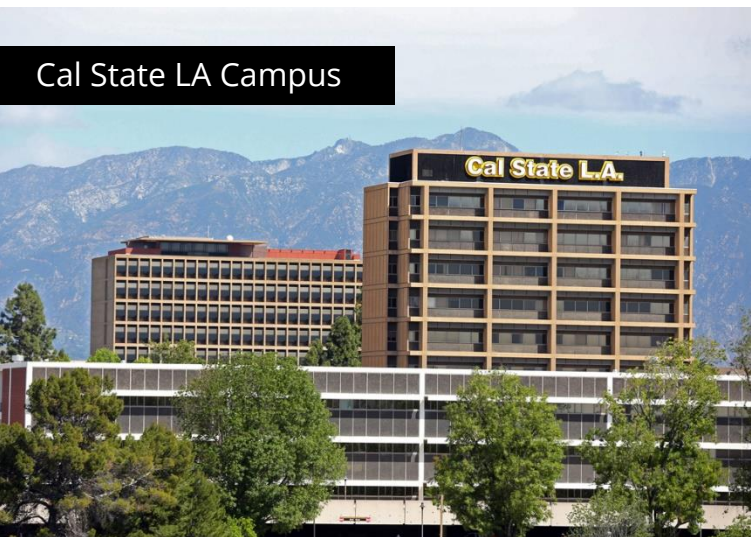


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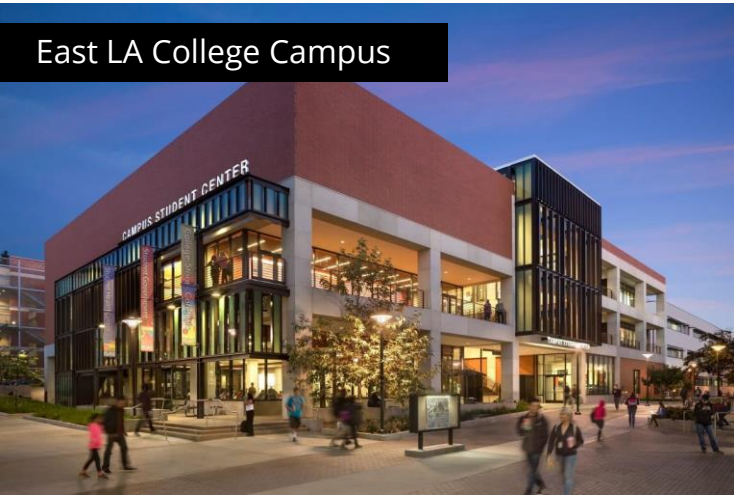
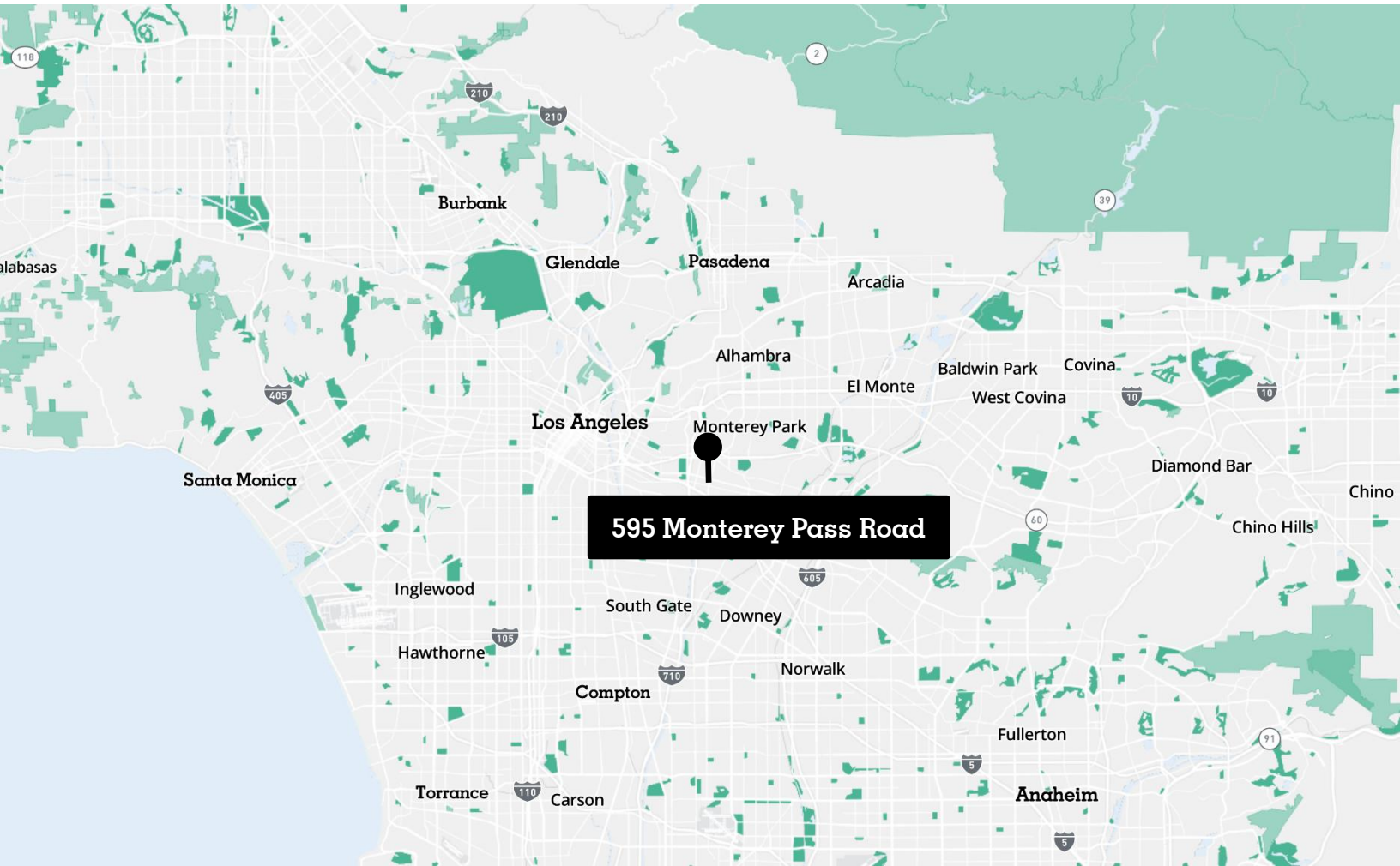
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