

**FOR LEASE**

**5045 State Street Montclair, CA 91762**

*5,120 sf on 2.36 acres*



**CANADA PACIFIC**  
Realty Advisors

DRE #00882736

[cprealtyadvisors.com](http://cprealtyadvisors.com)

24730 Ave Tibbitts Suite 100 Valencia, CA 91355

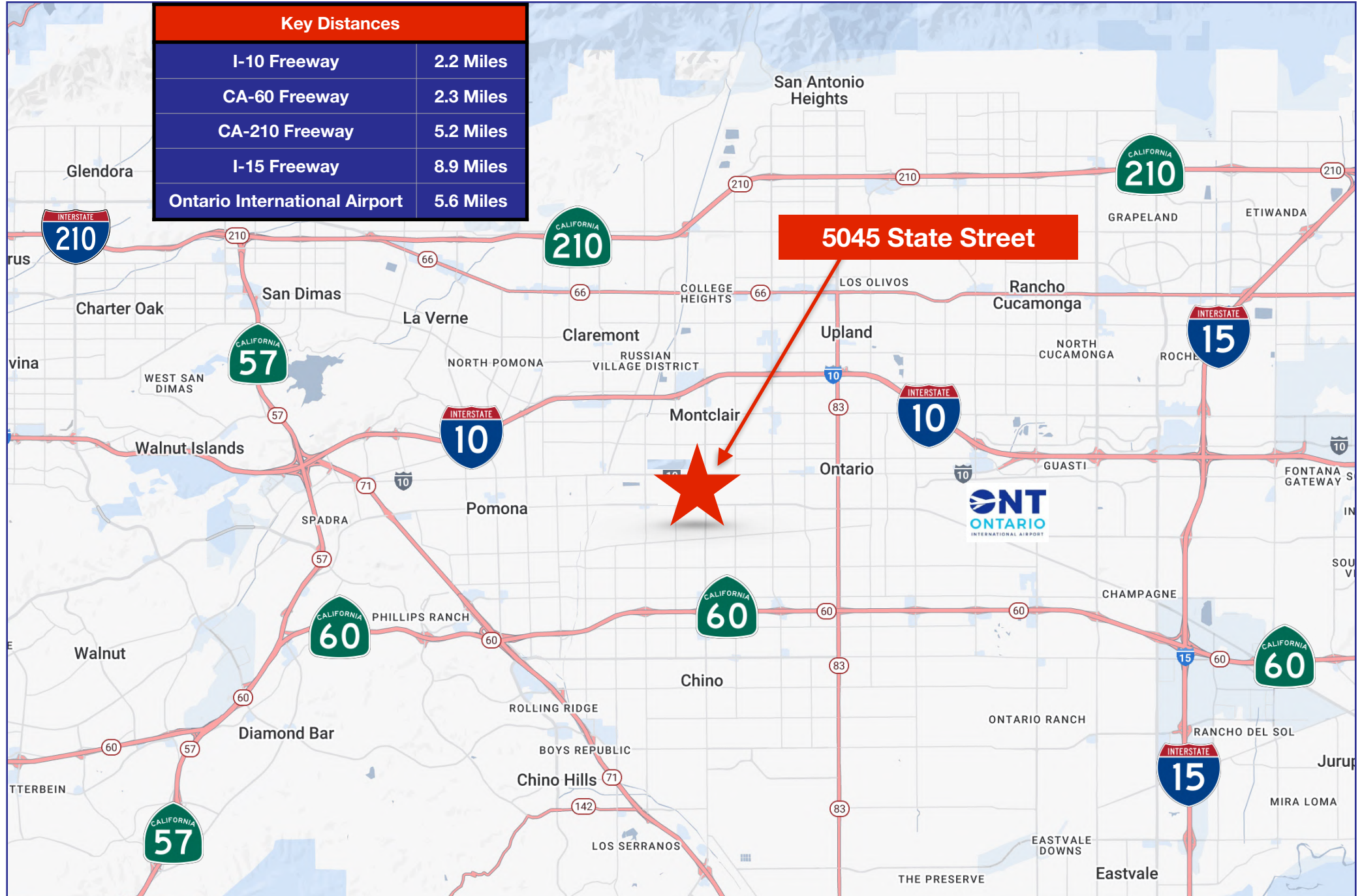
## PROPERTY SUMMARY

5045 State Street Montclair, CA 91762	
Available SF	+/- 5,120 SF
Lot Size	+/- 2.36 acres (102,802 SF)
Ground Level Loading	6 GL Doors
Power	TBD
Zoning	"M1" - Limited Manufacturing
Available	CALL US
Lease Rate	\$0.42/SF
Lease Type	NNN

**CUP approved** for Outdoor storage uses. CALL US for additional information.

Secured Fenced Yard  
Paved Lot  
NEW concrete & paint (January 2026)









# CANADA PACIFIC

Realty Advisors

Contact us for more information



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