

715 South Maple Avenue  
Montebello, CA 90640

## For Lease

Asking Lease Rate:

**\$49,088 per month net (\$0.49 PSF)  
plus OpEx ±0.03 PSF Per Month  
Reduced From \$60,107 (0.60 PSF)**

Available:

**±100,179 SF (±2.3 Acres)**

### Contact Us:

**Lary Carlton**

Senior Vice President  
Lary.Carlton@colliers.com  
Direct: +1 562 547 8994

**Kyle Degener**

Senior Vice President  
Kyle.Degener@colliers.com  
Direct: +1 310 321 1805

**Amanda DePierro**

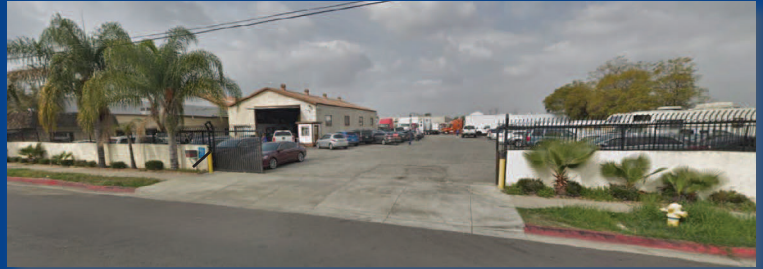
Senior Associate  
Amanda.DePierro@colliers.com  
Direct: +1 310 321 1817

[colliers.com](https://colliers.com)

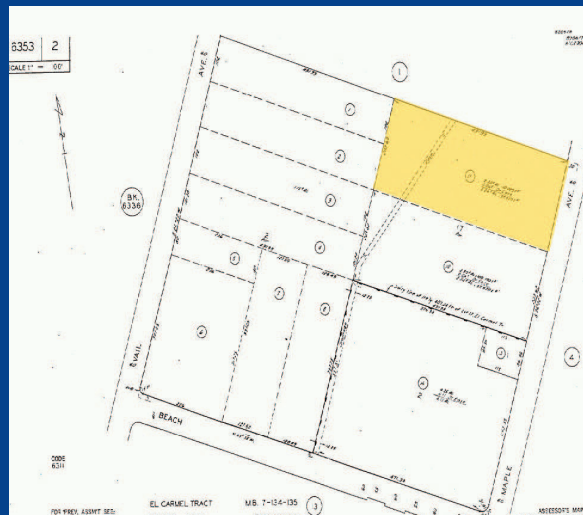
Accelerating success.

# Property Highlights

- Cross Streets: South Maple Avenue / Beach Street
- Lot:  $\pm$  100, 179 SF ( $\pm$  2.3 Acres)
- Yard: Fully Secured / Fenced / Paved
- Building:  $\pm$  4,800 SF
- Offices:  $\pm$  1,600 SF of Office
- Utilities: Water / Electric / Sewer
- Power:  $\pm$  200 Amps
- Zoning: M1
- Current Use: Truck Yard
- APN: 6353-002-011
- Location: Close Proximity to 605 / 710 / 5 Freeways
- Possession: 60 Days from Execution of Lease Possibly Sooner



## Tax Map



## Contact Us:

**Lary Carlton**

Senior Vice President

Lary.Carlton@colliers.com

Direct: +1 562 547 8994

**Kyle Degener**

Senior Vice President

Kyle.Degener@colliers.com

Direct: +1 310 321 1805

**Amanda DePierro**

Senior Associate

Amanda.DePierro@colliers.com

Direct: +1 310 321 1817