

**FOR  
SALE &  
LEASE**

**±3,977<sup>SF</sup> INDUSTRIAL BLDG ON ±5,367<sup>SF</sup> OF LAND**  
845 TRUCK WAY | MONTEBELLO, CA 90640

**LEE &  
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#### PROPERTY HIGHLIGHTS

- Rare, Small Building for Sale in Montebello
- 2 Ground Level Loading Doors
- 2 Electric Panels Totaling 400 Amps Power
- Clear-Span Warehouse w/ Fenced Side Yard
- Central to the 5, 605, 710, and 60 FWY's
- Vacant Now and Ready to Occupy

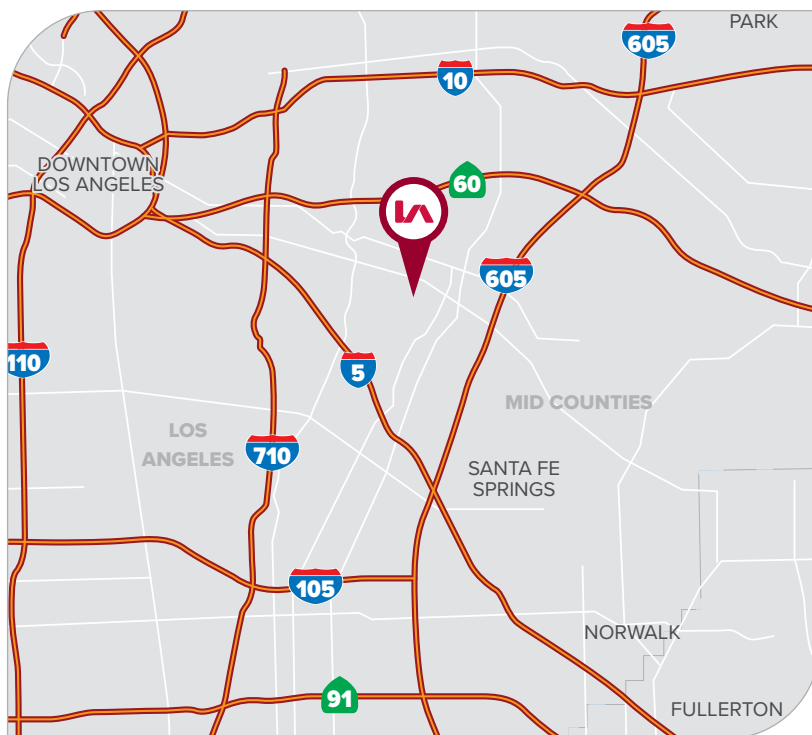
#### PRICING SUMMARY

**SALE PRICE**

**\$875,000**  
(\$220/SF)

**LEASE RATE**

**\$1.20/SF GROSS**  
(\$4,772/mo GRS)



FOR MORE INFORMATION, PLEASE CONTACT



**TONY NAPLES**

Senior Vice President | LIC NO 01811344

e [tnaples@lee-associates.com](mailto:tnaples@lee-associates.com)

o 818.395.4373

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ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® Los Angeles, Inc. | CORP ID 02174865 1201 N Main St, Los Angeles, CA 90012

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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

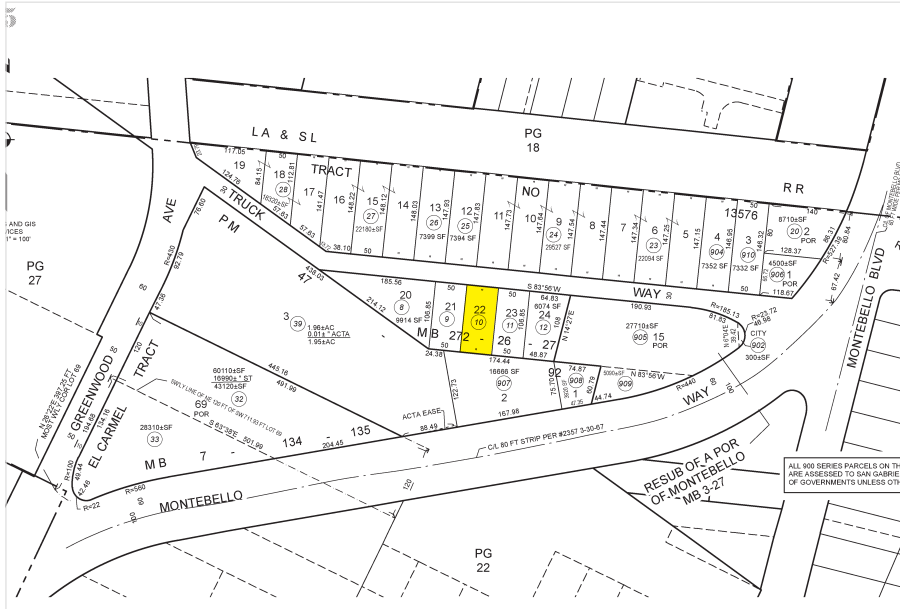


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**PARCEL MAP**



**PROPERTY SUMMARY**

<b>TOTAL BUILDING SF</b>	±3,977 SF
<b>TOTAL LAND SF</b>	±5,367 SF
<b>OFFICES/RR'S</b>	±200 SF/ 2 RR's
<b>CLEAR HEIGHT</b>	13' Clear Height
<b>LOADING DOORS</b>	2 Ground Level
<b>POWER</b>	400A // 240V
<b>PARKING</b>	±4 Spaces
<b>CONSTRUCTION</b>	Metal
<b>YEAR BUILT</b>	1948
<b>ZONING</b>	M1
<b>APN</b>	6350-021-010
<b>OCCUPANCY</b>	Vacant Now



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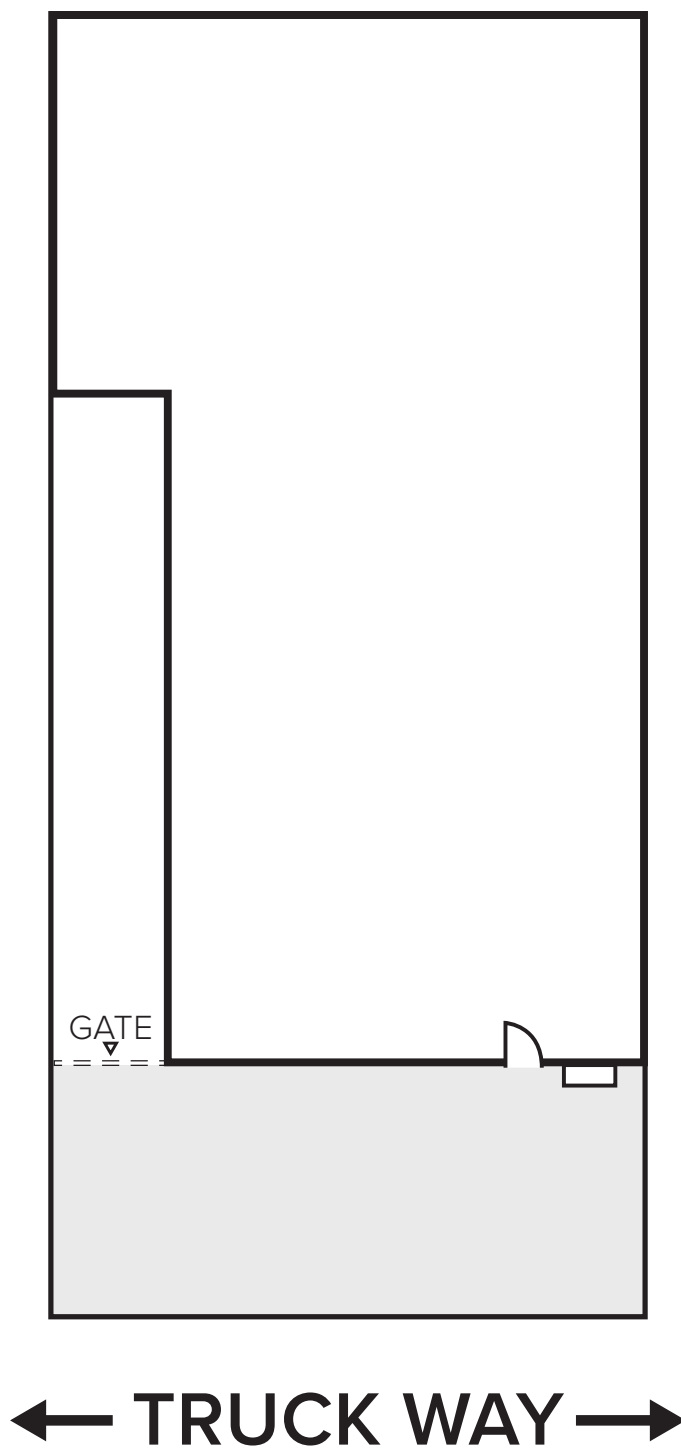
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**SITE PLAN**



\*Site plan not to scale. Lessee to verify all information

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