

Available SF 50,000 SF

Industrial For Lease

Building Size

60,500 SF



**Address:**

576-582 Monterey Pass Rd, Monterey Park, CA 91754

**Cross Streets:**

Monterey Pass Rd / Fremont Ave

Priced to Move!  
Large Yard Area  
Minutes to Downtown LA

<b>Lease Rate/Mo:</b>	\$44,500	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	2,000 SF
<b>Lease Rate/SF:</b>	\$0.89	<b>Clear Height:</b>	12'	<b>Restrooms:</b>	6
<b>Lease Type:</b>	Gross / Op. Ex:	<b>GL Doors/Dim:</b>	4 / 12x12	<b>Office HVAC:</b>	
<b>Available SF:</b>	50,000 SF	<b>DH Doors/Dim:</b>	5	<b>Finished Ofc Mezz:</b>	10,500 SF
<b>Minimum SF:</b>	50,000 SF	<b>A: TBD V: TBD O: TBD W: TBD</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Concrete	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Submit	<b>Const Status/Year Bit:</b>	Existing / 1956	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces:</b>	150 / Ratio: 3.00:1,000	<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call Broker
<b>Yard:</b>	Fenced / Paved	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	West SGV
<b>Zoning:</b>	M			<b>APN#:</b>	5261001052

**Listing Company:** Lee & Associates

**Agents:** Jeff Bethel 562-568-2002, Katelyn Lowder 562-568-2068

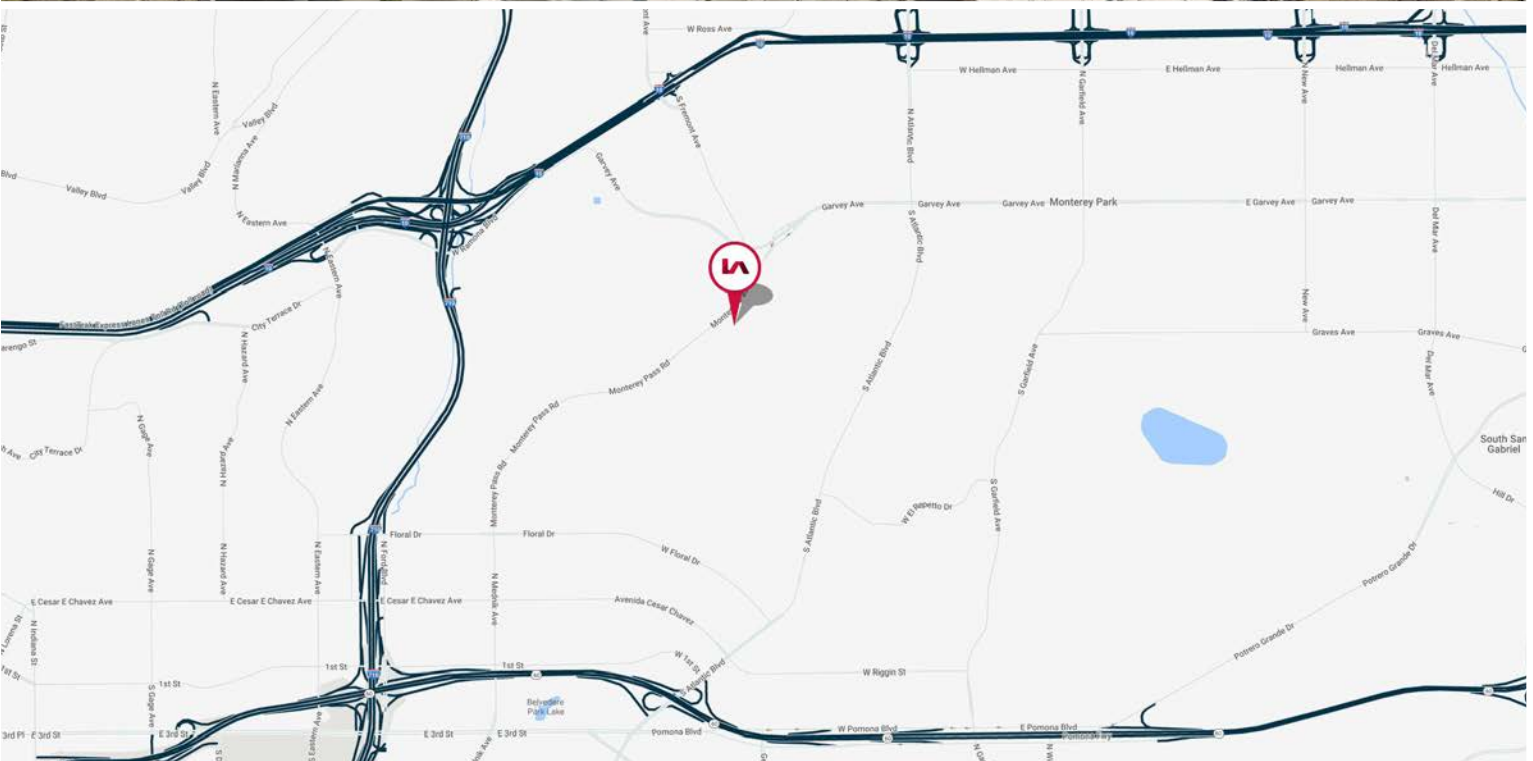
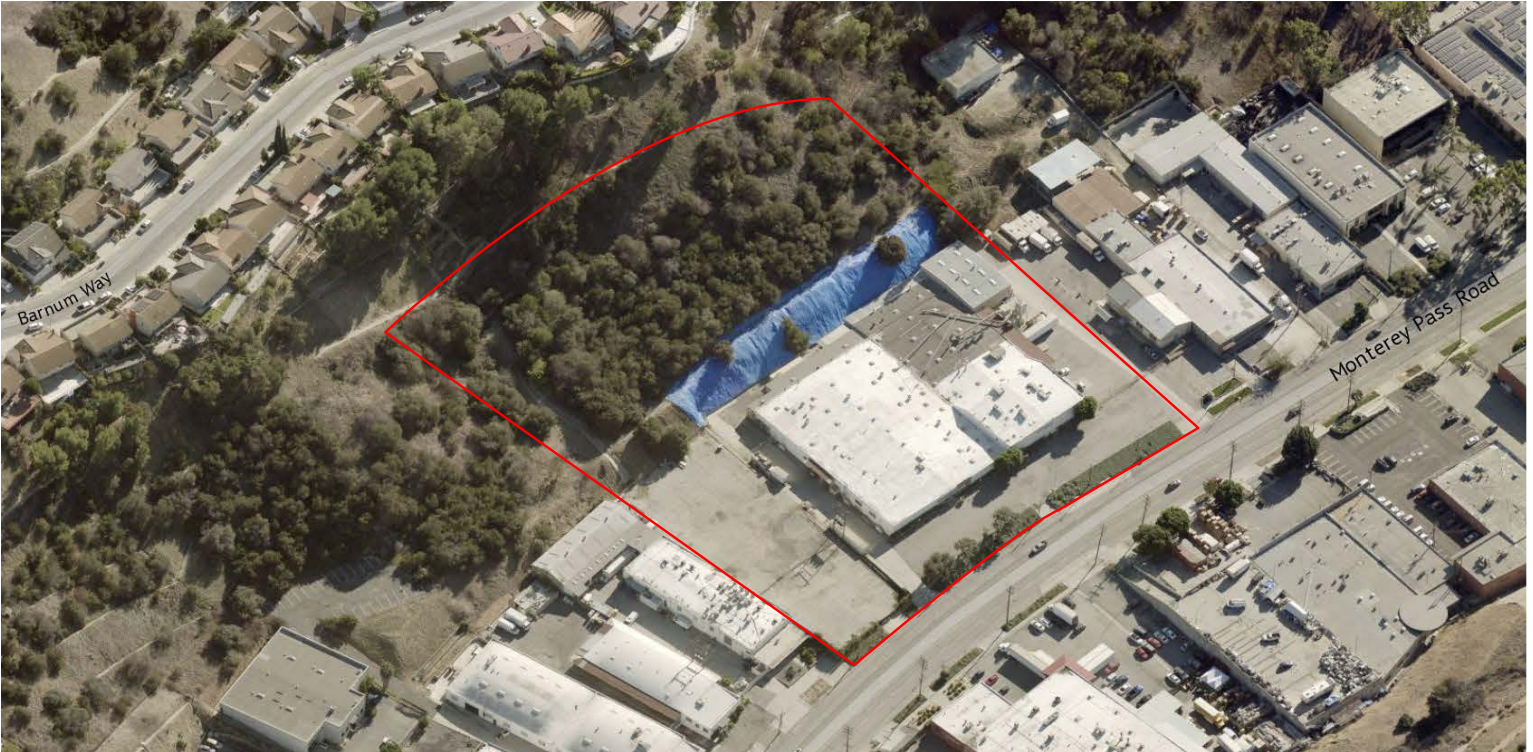
**Listing #:** AIR CRE Use Only

**Listing Date:** AIR CRE Use Only

**FTCF:** CB000N000S000 / A0AA

**Notes:** Call broker for commission information. Tenant to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes.





LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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