



Address: Cross Streets:

576-582 Monterey Pass Rd, Monterey Park, CA 91754 Monterey Pass Rd / Fremont Ave

Priced to Move! Large Yard Area Minutes to Downtown LA

Lease Rate/Mo:	\$44,500	Sprinklered:	Yes	Office SF / #:	2,000 SF
Lease Rate/SF:	\$0.89	Clear Height:	12'	Restrooms:	6
Lease Type:	Gross / Op. Ex:	GL Doors/Dim:	4 / 12x12	Office HVAC:	
Available SF:	50,000 SF	DH Doors/Dim:	5	Finished Ofc Mezz:	10,500 SF
Minimum SF:	50,000 SF	A: TBD V: TBD	0: TBD W: TBD	Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	Submit	Const Status/Year Bit:	Existing / 1956	Include In Available:	No
Sale Price:	NFS			Possession:	Now
Sale Price/SF:	NFS	Whse HVAC:	No	Vacant:	Yes
Taxes:		Parking Spaces: 150	/ Ratio: 3.00:1,000	To Show:	Call Broker
Yard:	Fenced / Paved	Rail Service:	No	Market/Submarket:	West SGV
Zoning:	M	Specific Use:	Warehouse/Office	APN#:	5261001052
Listing Company:	Lee & Associates				
Agents:	Jeff Bethel 562-568-2002, Katelyn I	Lowder 562-568-2068			
Listing #:	AIR CRE Use Only	Listing Date:	AIR CRE Use Only	FTCF: CB000N000S000	AOAA
Notes:	Call broker for commission informed	tion Topont to vorify all includin	a building/land square feetage, permitt	tod office cize, datas of constru	ction close boight nowo

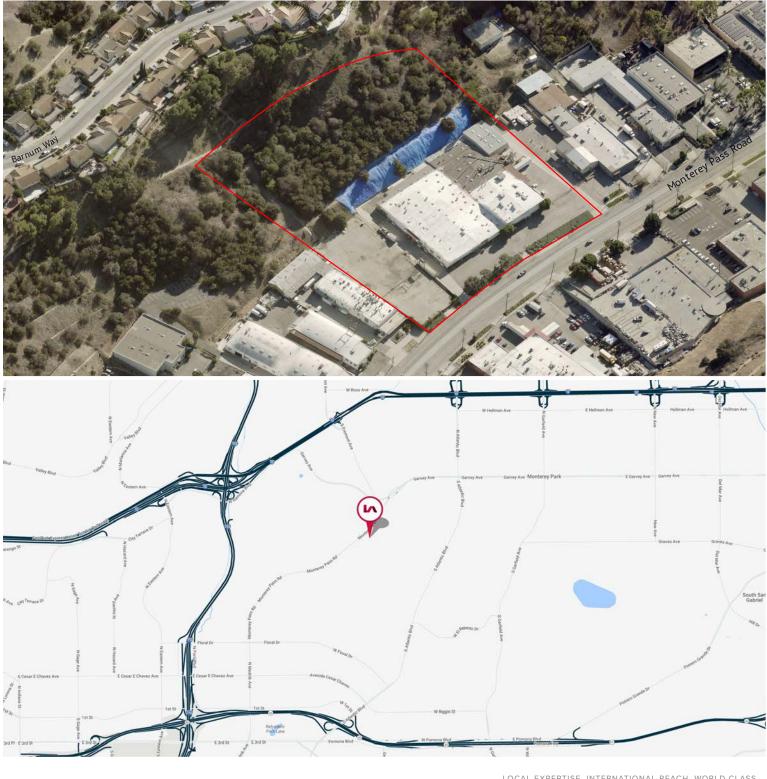
Call broker for commission information. Tenant to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments,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







±50,000 Sq. Ft. Industrial Building



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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