

# Single Tenant Warehouse

± 37,186 SF Available For Lease  
926 DURFEE AVE | SOUTH EL MONTE

Estimated  
Completion  
June 2025



**NEWMARK**

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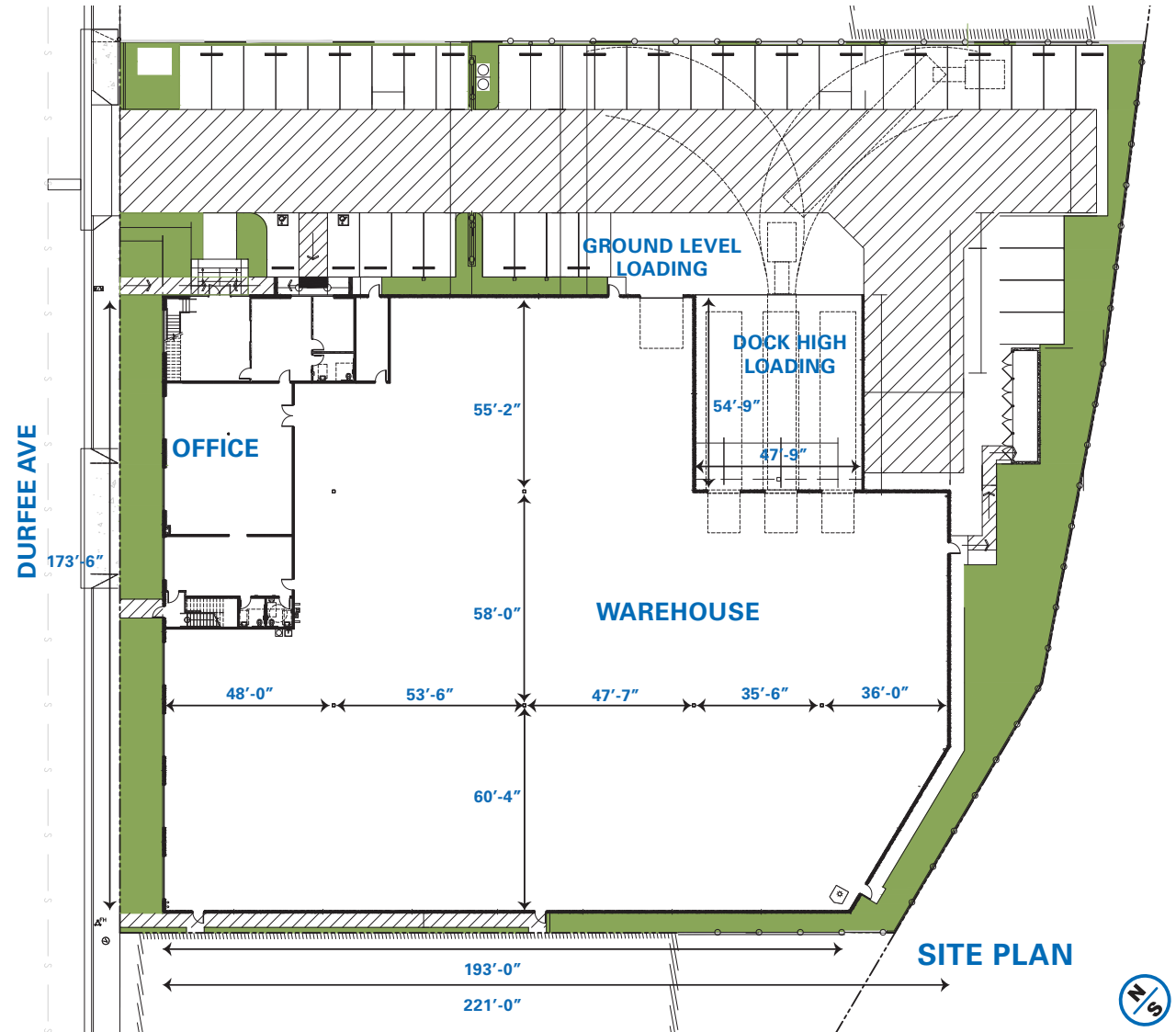
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## PROPERTY HIGHLIGHTS:

- High Image, State of the Art Warehouse
- ± 30' Clear Height
- 3 Dock High Doors w/ Mechanical Lifts
- 1 Ground Level Loading Door
- LED lighting throughout
- Fenced/Secure Concrete Yard
- ESFR Sprinkler system
- 1,200 AMP Electrical Service
- 39 Parking Stalls
- ± 7,172 SF Office Area w/ Private Shower
- Immediate access to 60 & 605 Freeways
- Centrally Located w/ easy access to LA Ports



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## ELEVATIONS



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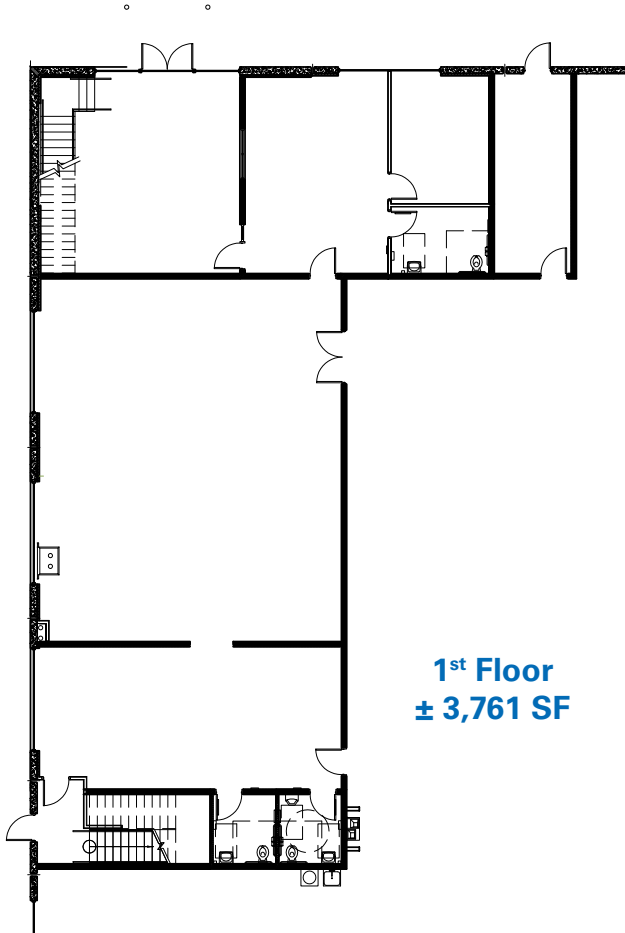


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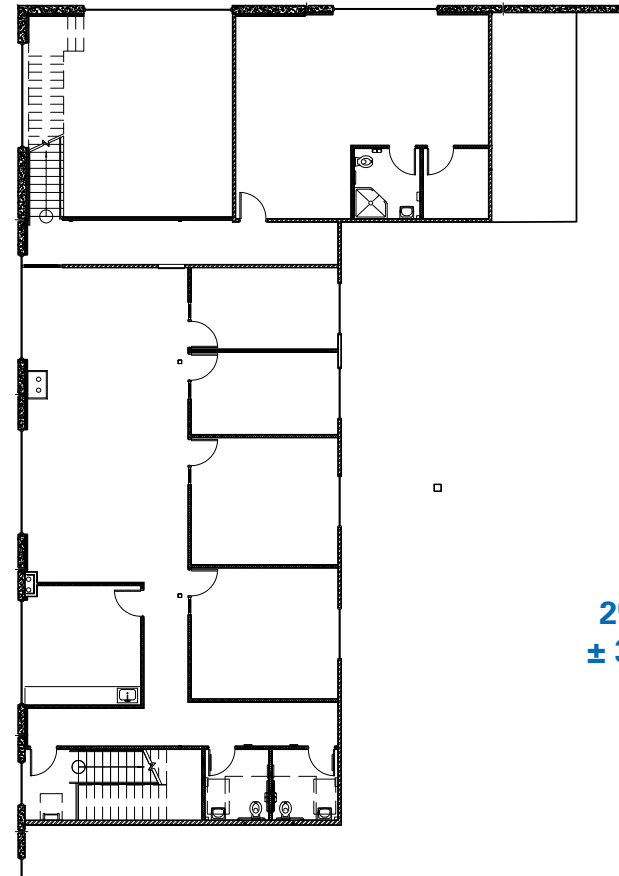
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## OFFICE FLOOR PLAN



**1<sup>st</sup> Floor**  
**± 3,761 SF**



**2<sup>nd</sup> Floor**  
**± 3,411 SF**

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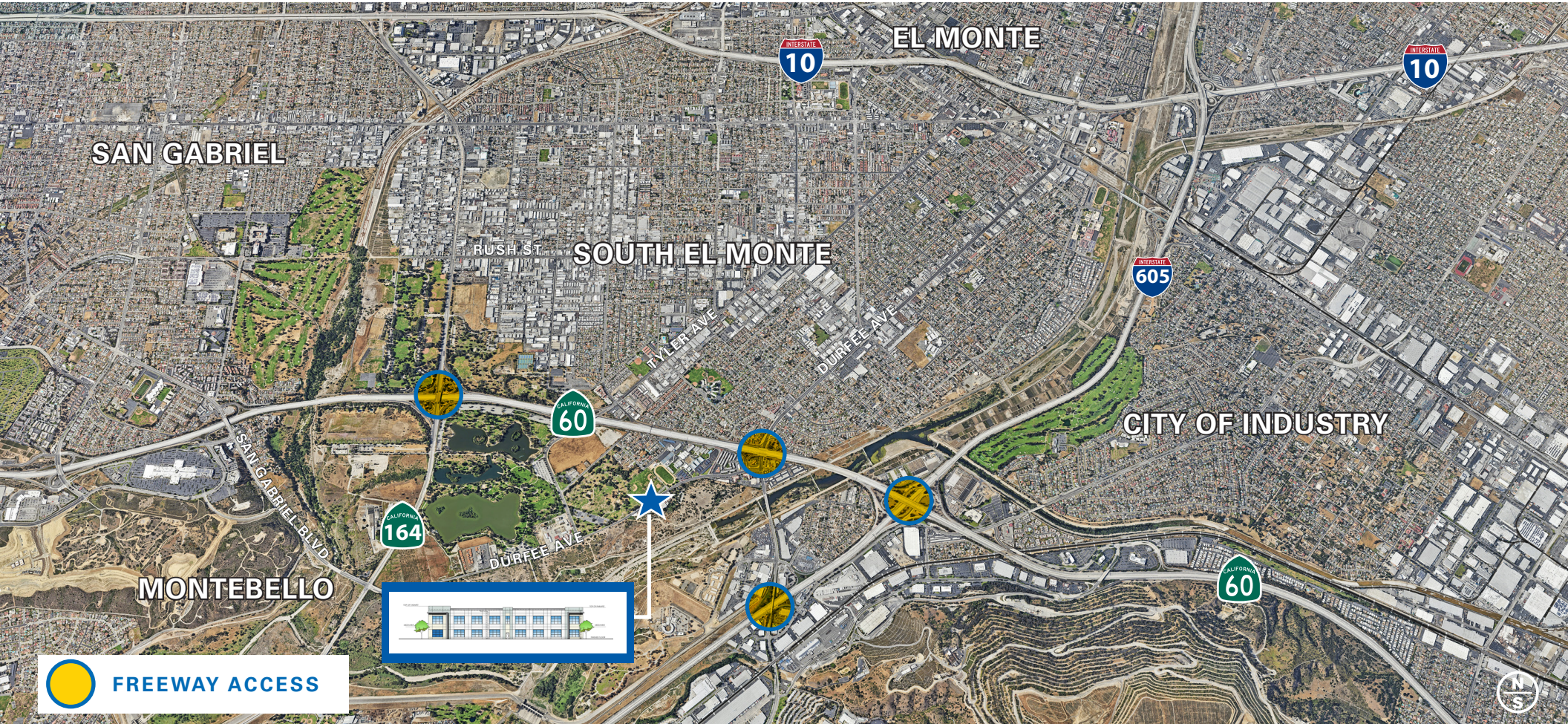


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CENTRAL LOCATION | DIRECT FREEWAY ACCESS



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