

INDUSTRIAL BUILDING *FOR SALE*

2130 Edwards Ave, South El Monte, CA 91733
Los Angeles County



Property Highlights:

- Freestanding building
- Two 12'x15' GL doors (one Rear and one Side)
- Paved and fenced side and rear area
- ± 2,000 SF Office area
- Solar with power storage (paid off)

15,300 SF

BUILDING SIZE:

\$4,280,000

SALE PRICE:

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

www.WeTrustRealty.com



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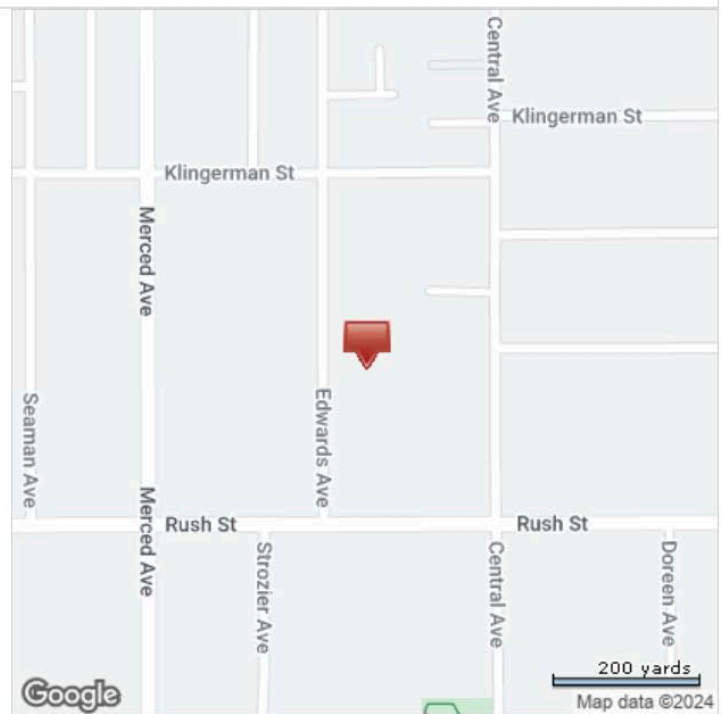
Property Information:

SALE PRICE:	\$4,280,000
BUILDING SF:	15,300 SF
LAND SF:	29,238 SF (0.67 acres)
OFFICE SF:	±2,000 SF
CONSTRUCTION:	Tilt-Up (pre-cast concrete)
CLEAR HEIGHT:	15'
PARKING SPACES:	14/more possible
ZONING:	SEM
LOADING DOORS:	Two 12'x15' GL
POWER:	400A. 120/208V
YARD:	Fenced / Paved
YEAR BUILT:	1964

PROPERTY MAP



*Lot Dimensions are Estimated



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