

7137 Telegraph Rd.
Montebello, CA 90640

± 3,610 SF **FOR SALE**



Marketing by:
The Phronesis Group

**7137 Telegraph Rd.
Montebello, CA 90640**

**Buyer to verify zoning, permitted uses and applicable
Planned Development requirements with
the City of Montebello.**

The information contained herein has been obtained from sources believed to be reliable; however, The Phronesis Group makes no representation or warranty as to its accuracy or completeness. All dimensions, square footages, zoning, permitted uses, building systems, equipment, improvements and other property information are approximate and subject to independent verification. Prospective purchasers should conduct their own investigation and due diligence and consult the appropriate governmental agencies and professional advisors. Property is offered subject to prior sale, withdrawal or modification without notice.

**For more information,
please contact us:**

Jamie H. Kim, CCIM

Broker / Founder

P: 714.329.5650

jamie.kim@thephronesisgroup.com

DRE LICENSE NO. 01423006



FOR SALE

± 3,610 SF

SITE PLAN

FOR SALE

± 3,610 SF

FOR SALE | FUNCTIONAL INDUSTRIAL WAREHOUSE

7137 Telegraph Rd.
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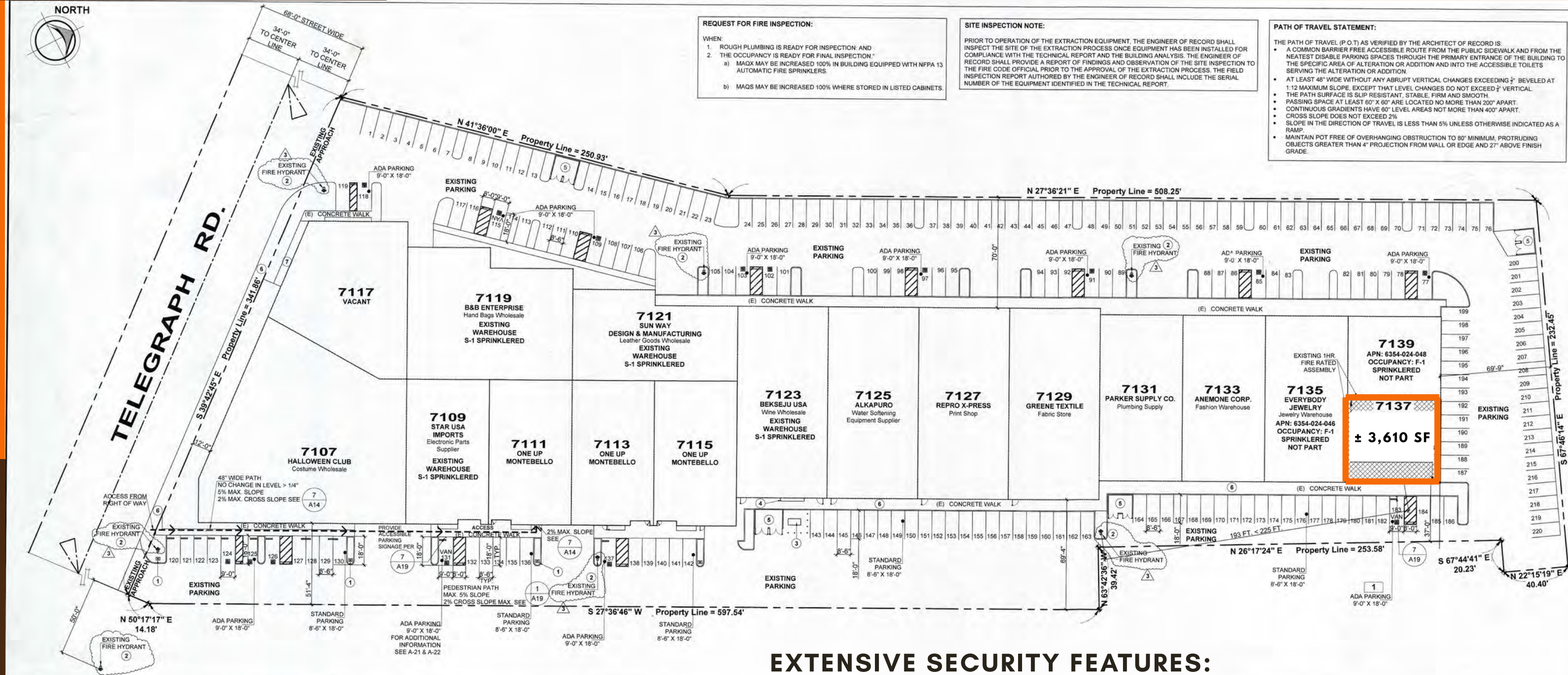
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EXTENSIVE SECURITY FEATURES:

- Fully secured perimeter with metal fencing and gated entry
- On-site project security guard
- Comprehensive interior and exterior CCTV surveillance system
- Secured windows for enhanced building protection
- Protective bollards positioned at the grade-level loading door

FULLY SECURED

PROPERTY INFO AND HIGHLIGHTS

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- Previously used as a highly improved cannabis manufacturing, retail/delivery, and distribution facility with secure operational areas and extensive specialty buildout.
- Plan areas total approximately **±3,610 SF**:
 - ±1,903 SF common area, ±1,031 SF manufacturing area and ±676 SF delivery/retail area
- **100% HVAC with drop ceiling throughout**
 - 3 dedicated HVAC units + 1 split system (**4 units total**)
- 10' minimum clear height below improvements
 - 18' building clear height
- **1 GL Door** (12' x 12')
- **Potential power upgrade to 600 amps**
 - Existing power: two panels — 225 amps and 125 amps
- **Food-Grade / Processing Infrastructure**
 - Two cooking hoods and floor drains
- Processing/wash area with **eyewash station & shower**
- **Walk-in cooler** (brand new; never used)
- Secure chemical storage
- Specialized sinks and processing equipment
- **Zoning:** Zoning: M-2 (Heavy Manufacturing), subject to Planned Development (PD) overlay

APN 6354-024-047

Legal Configuration

Condo Unit 16 / airspace interest with common-area interest.

Construction Type

III-B / CTU

Fire Protection

Dedicated sprinklers and fire alarm

Parking

Shared project parking; site plan shows 127 standard spaces project-wide.

Asking Price

CONTACT BROKER

FLOOR PLAN

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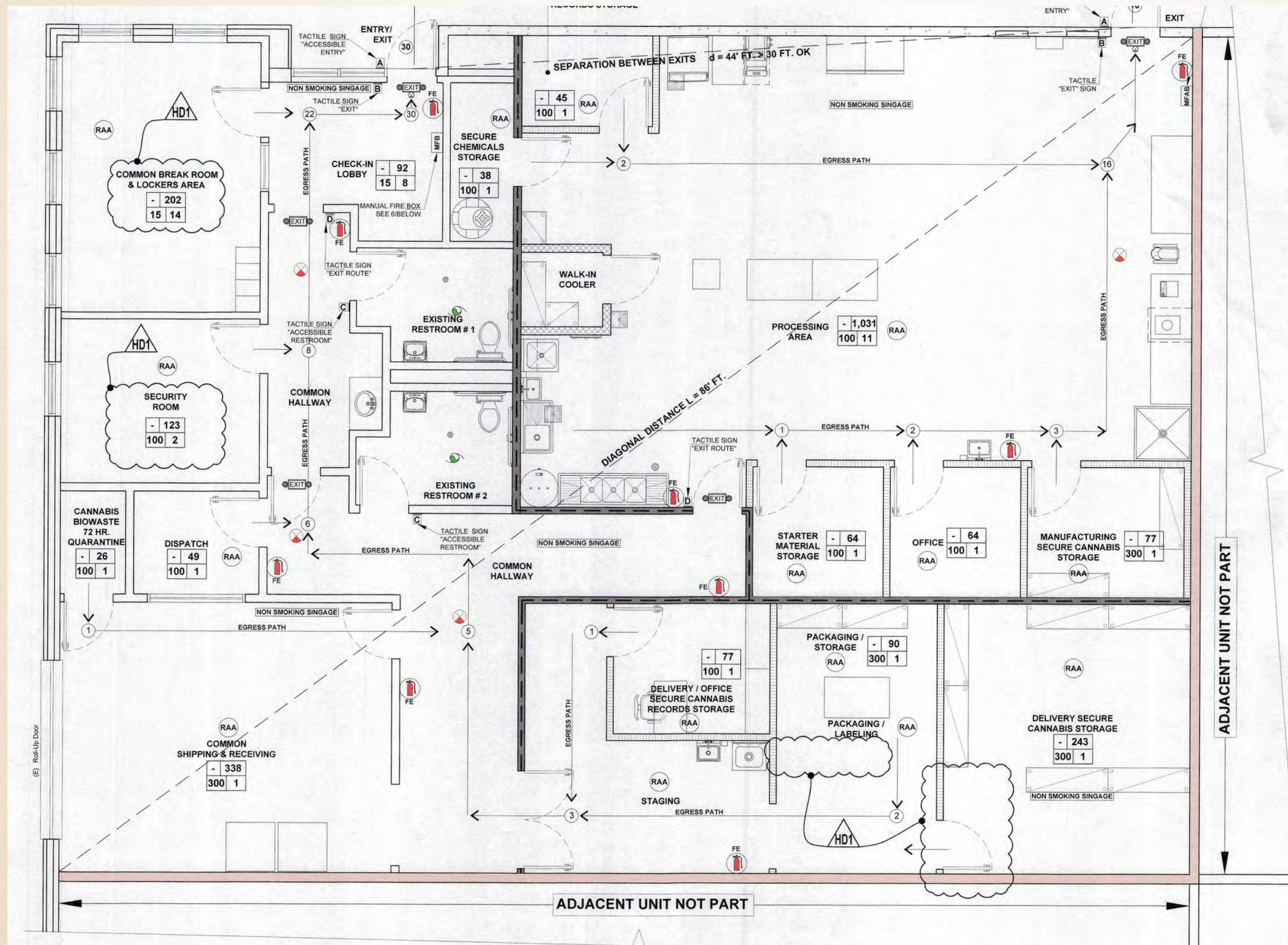
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Floor plan shown for reference only;
existing improvements and
configuration to be independently
verified by Buyer.

PHOTOS

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Electrical Distribution



Rear View



Walk in Fridge/Cooler



Chemical Storage

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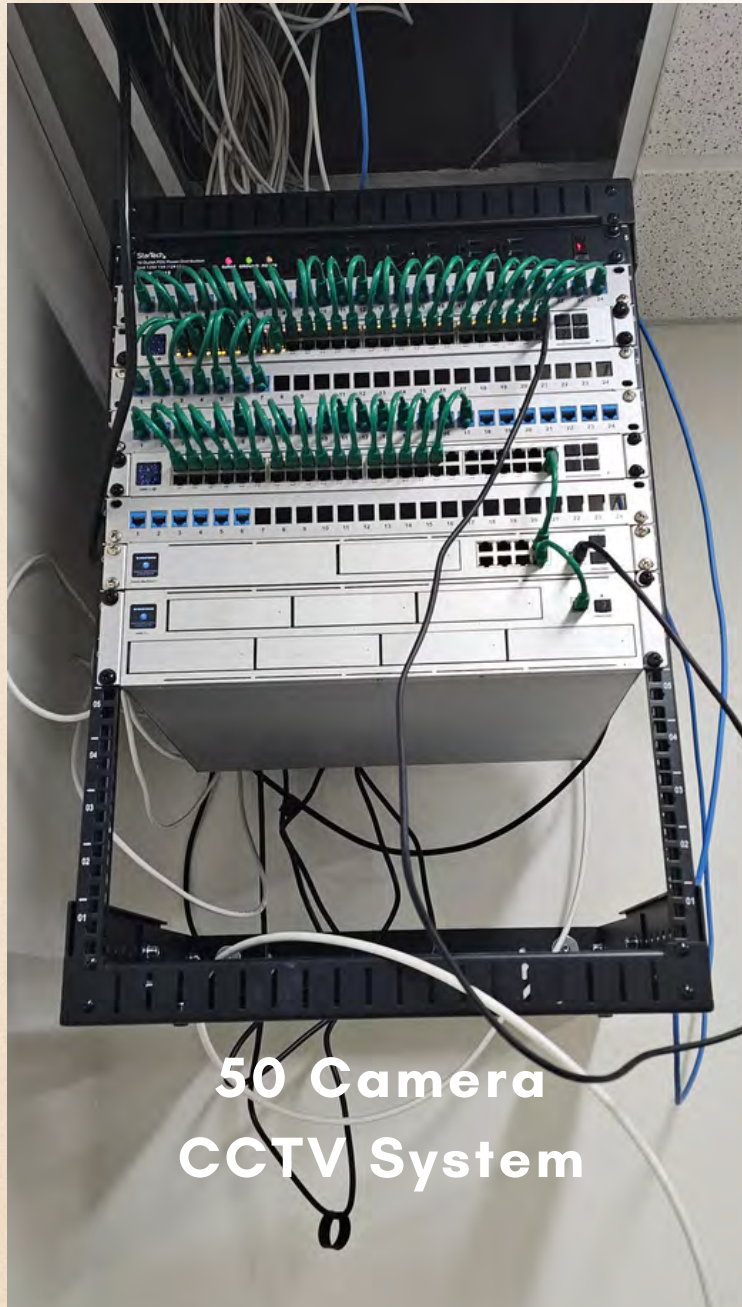


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PHOTOS

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50 Camera
CCTV System



Walk-in
Fridge/Cooler



Two Cooking
Hoods



Roll up door
(removable bollards)

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**600-Amp Power
Upgrade Possible**

**BUYER TO VERIFY ZONING, PERMITTED
USES AND APPLICABLE PLANNED
DEVELOPMENT REQUIREMENTS WITH THE
CITY OF MONTEBELLO.**

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