

**FOR SALE**

8,000 SQUARE FEET

9726 RUSH STREET, SOUTH EL MONTE

FREE STANDING BUILDING WITH YARD

CLOSE TO 10/605/60 FREEWAYS

SALE PRICE: \$ 2,400,000.00 Price/Sq. Ft. \$ 300.00 Terms Cash, Cash to New Loan  
Possession

**BUILDING & LAND DATA**

Bldg.  8,000 Dimension lrr. x lrr.  
Land  17,550 Dimension 67.5 x 260  
Construction Concrete Block  
Sprinklers No  
Height Clearance 13' +/-  
Skylights Yes - 3  
Parking 10 Spaces Year Built 1977  
Zone M Key Occupied - Call Broker

**PLANT DATA**

Power 200 A 120/240 v 3  $\emptyset$  4 Wire  
Truck High Doors None Dock - Well -  
Ground Level Doors Two - 12 x 11'4"  
Restrooms: Men Yes Women Yes  
**OFFICE DATA**  
Office  2,110 +/- Number Six  
A/C Yes Heat Yes  
Restrooms: Men Yes Women Yes

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**EXCLUSIVE LISTING**

**JENKINS**  
**INDUSTRIAL PROPERTIES**  
INC.

**(626) 443-5136**

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