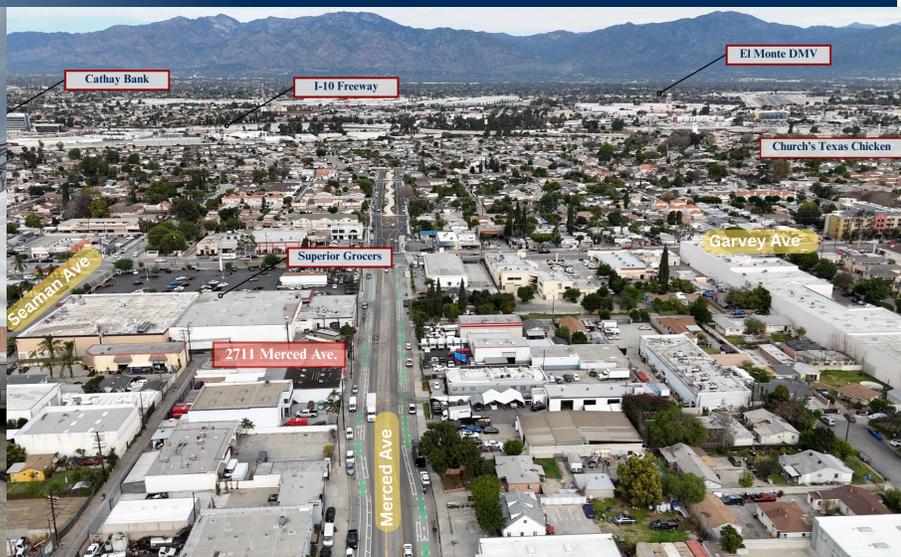


Marcus & Millichap

EL MONTE INDUSTRIAL WAREHOUSE



2711 Merced Avenue El Monte CA 91733



Listing Price
\$1,280,000

Building Size
± 4,680 SF

Parcel Size
± 9,300 SF

Year Built
1960

Clear Heights
± 12 Ft.

Ideal for an owner-user warehouse, light manufacturing,
or value-add repositioning opportunity

Investment Highlights

- Prime infill industrial location
- Gated yard and parking area
- Prominent street frontage
- Convenient access to I-10 & I-605
- Functional warehouse layout
- Ground-level access doors at front and rear

COLIN WU
CA Lic. 01916490

626 898 5597

Colin.Wu@marcusmillichap.com
3281 E Guasti Road Suite 800 Ontario CA 91761

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