

FOOD PROCESSING FACILITY W/ COLD STORAGE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



FOR SUBLEASE

±13,572 SF
INDUSTRIAL BLDG ON ±39,191 SF LAND

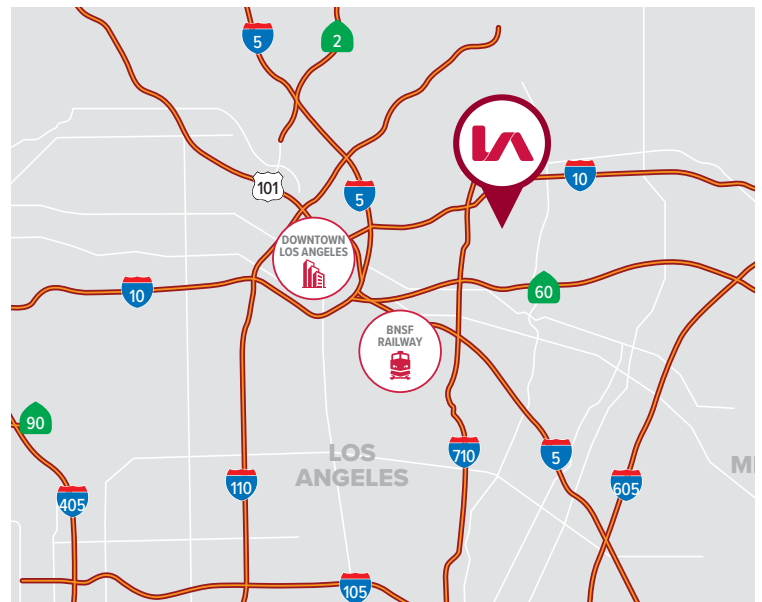
597 MONTEREY PASS RD, MONTEREY PARK, CA 91754

PROPERTY HIGHLIGHTS

- Excellent Condition Food Processing Facility
- Very Well Maintained, Turnkey Operation
- ±1,100 SF Cooler / ±4,000 SF Processing Space
-
- Floor Drains / Washdown Walls / Locker Rooms
- Key Card Access & Security System to Remain
- Minutes to the 10, 60, and 710 Freeways
- Immediate Occupancy & Longer Term Possible
- Contact Broker to Tour - Please Do Not Disturb
- **Sublease Term: Thru February 28, 2027**

LEASE RATE

\$1.35/SF Gross
(\$18,322/mo.)



FOR MORE INFORMATION, PLEASE CONTACT



TONY NAPLES

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com
818.395.4373



MATTISON BEHR

Associate | LIC NO 02091054

mbehr@lee-associates.com
818.434.9116

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

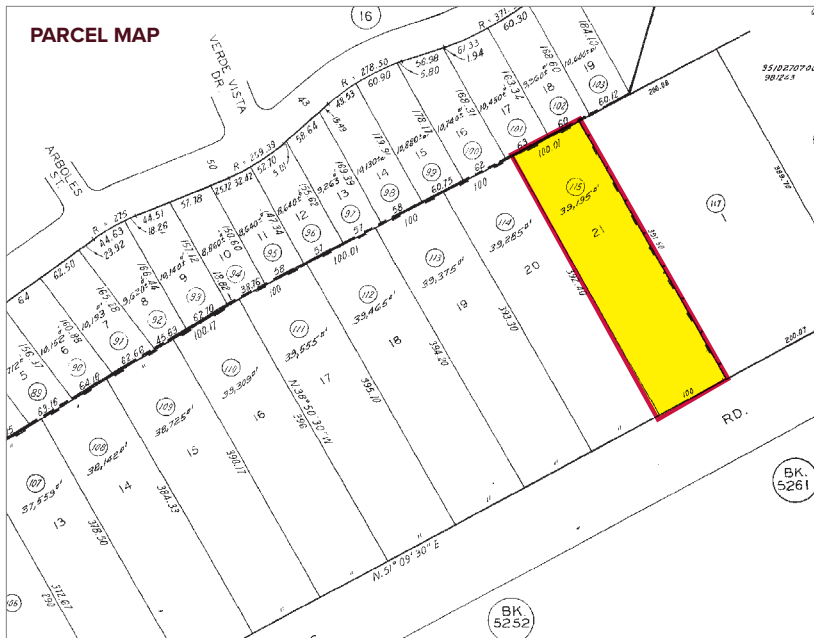
LEE-ASSOCIATES.COM/DOWNTOWNLA

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

FOR
SUBLEASE

±13,572 SF INDUSTRIAL BLDG ON ±39,191 SF LAND

597 MONTEREY PASS RD, MONTEREY PARK, CA 91754



PROPERTY SUMMARY

TOTAL BUILDING SF	±13,572 SF
COOLER/PROCESSING SF	±1,100 SF / ±4,000 SF
OFFICES/RRs	±2,472 SF / 3 RRs
TOTAL LAND SF	±39,191 SF
CLEAR HEIGHT	12' Clear Height
LOADING DOORS	1 Ground-Level Door
SPRINKLERED	Yes
POWER	200A, 240V, 3Ø, 3W
CONSTRUCTION	Brick
YEAR BUILT	1961
ZONING	O-P (Verify)
APN	5254-019-115
TERM	Thru February 28, 2027
OCCUPANCY	Immediate



FOR MORE INFORMATION, PLEASE CONTACT

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



TONY NAPLES

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373



MATTISON BEHR

Associate | LIC NO 02091054

mbehr@lee-associates.com

818.434.9116



Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

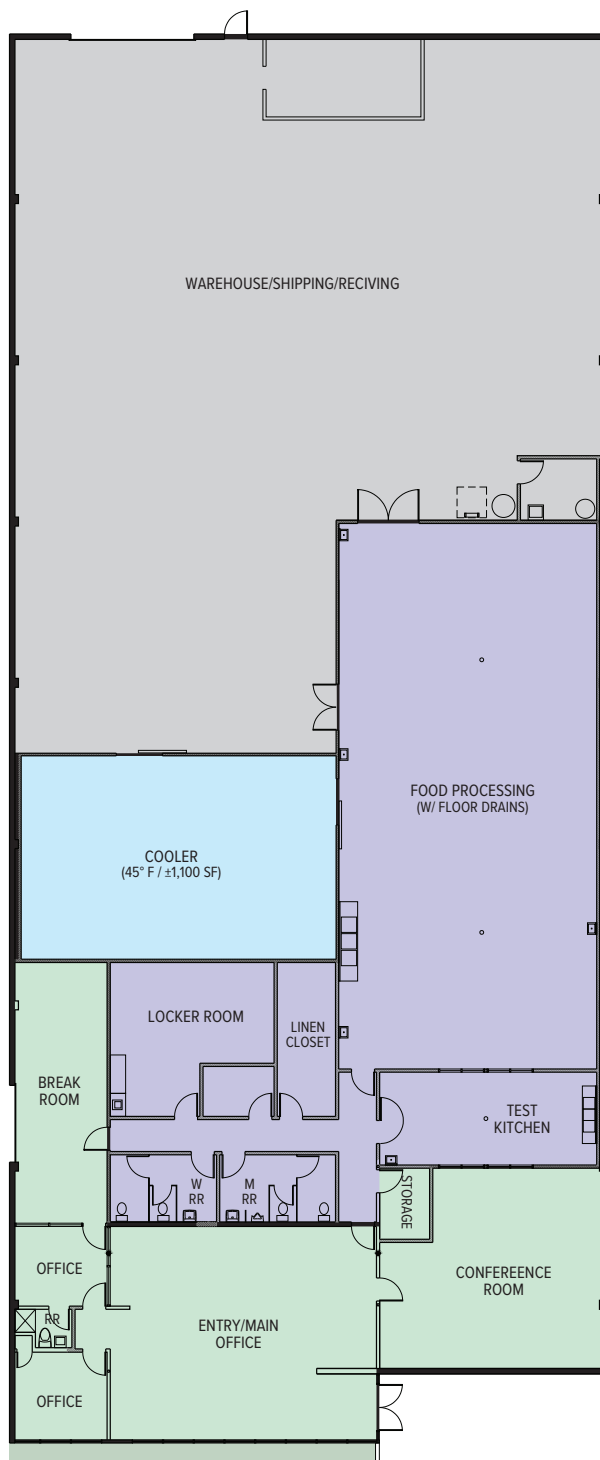
The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

FOR
SUBLEASE

±13,572 SF INDUSTRIAL BLDG ON ±39,191 SF LAND

597 MONTEREY PASS RD, MONTEREY PARK, CA 91754

PROPERTY SITE PLAN



OFFICE	±2,450 SF
COOLER	±1,100 SF
PROCESSING	±4,000 SF
WAREHOUSE	±6,025 SF
TOTAL BUILDING	±13,572 SF

NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer to Verify

FOR MORE INFORMATION, PLEASE CONTACT

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



TONY NAPLES

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373



MATTISON BEHR

Associate | LIC NO 02091054

mbehr@lee-associates.com

818.434.9116



Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

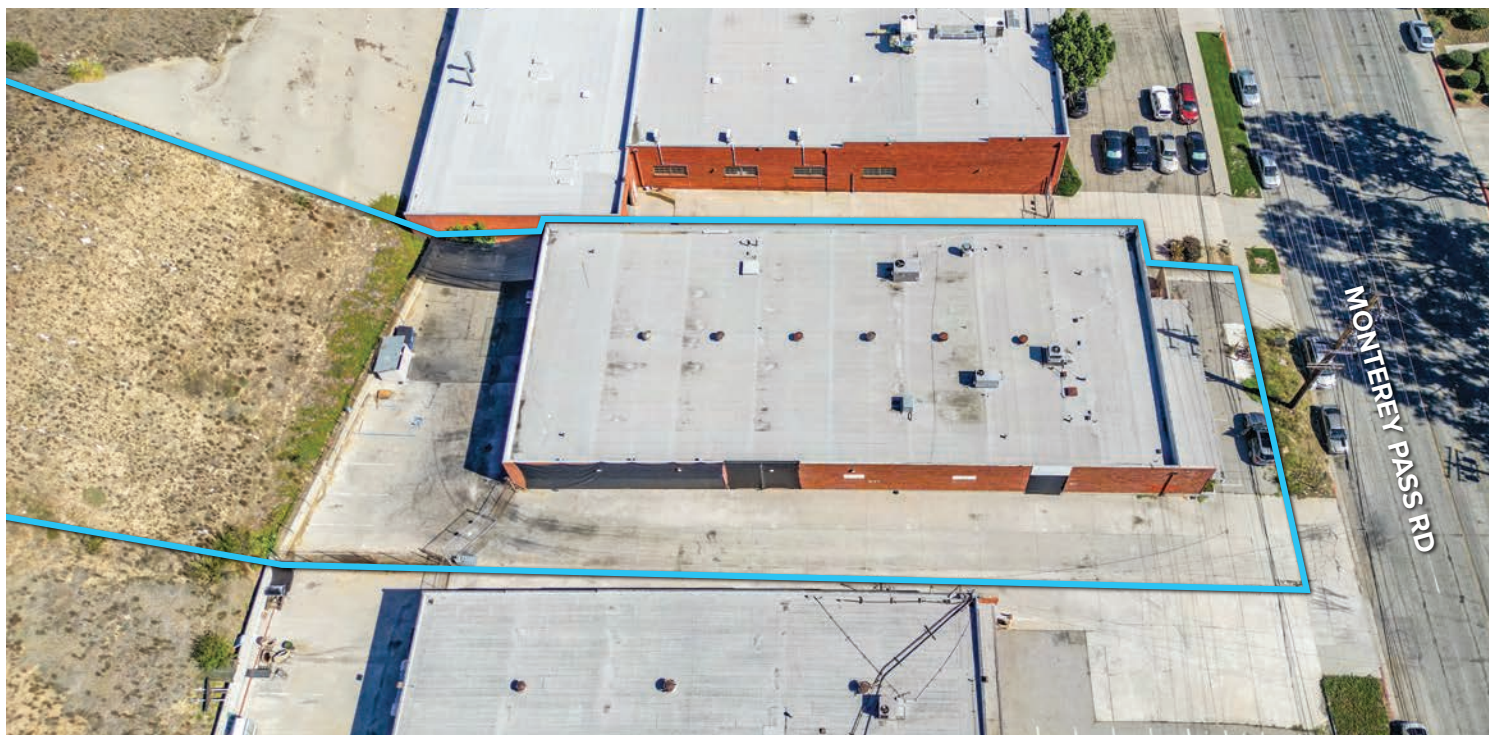
LEE-ASSOCIATES.COM/DOWNTOWNLA

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

FOR
SUBLEASE

±13,572 SF INDUSTRIAL BLDG ON ±39,191 SF LAND

597 MONTEREY PASS RD, MONTEREY PARK, CA 91754



FOR MORE INFORMATION, PLEASE CONTACT

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



TONY NAPLES

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373



MATTISON BEHR

Associate | LIC NO 02091054

mbehr@lee-associates.com

818.434.9116



Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

**FOR
SUBLEASE**

±13,572 SF INDUSTRIAL BLDG ON ±39,191 SF LAND

597 MONTEREY PASS RD, MONTEREY PARK, CA 91754



FOR MORE INFORMATION, PLEASE CONTACT

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



TONY NAPLES

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373



MATTISON BEHR

Associate | LIC NO 02091054

mbehr@lee-associates.com

818.434.9116



Lee & Associates | Downtown Los Angeles

CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

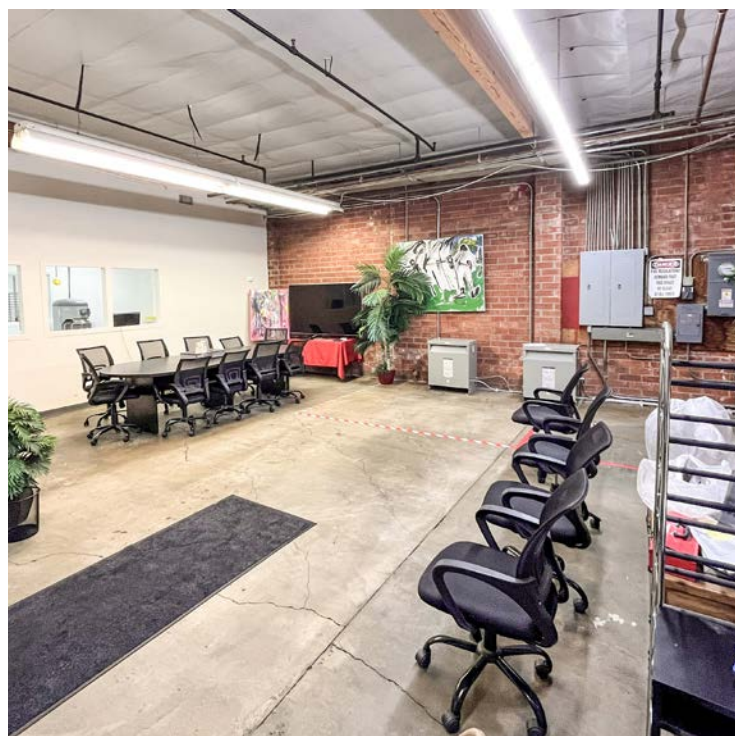
LEE-ASSOCIATES.COM/DOWNTOWNLA

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

FOR
SUBLEASE

±13,572 SF INDUSTRIAL BLDG ON ±39,191 SF LAND

597 MONTEREY PASS RD, MONTEREY PARK, CA 91754



FOR MORE INFORMATION, PLEASE CONTACT



TONY NAPLES

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373



MATTISON BEHR

Associate | LIC NO 02091054

mbehr@lee-associates.com

818.434.9116

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.