

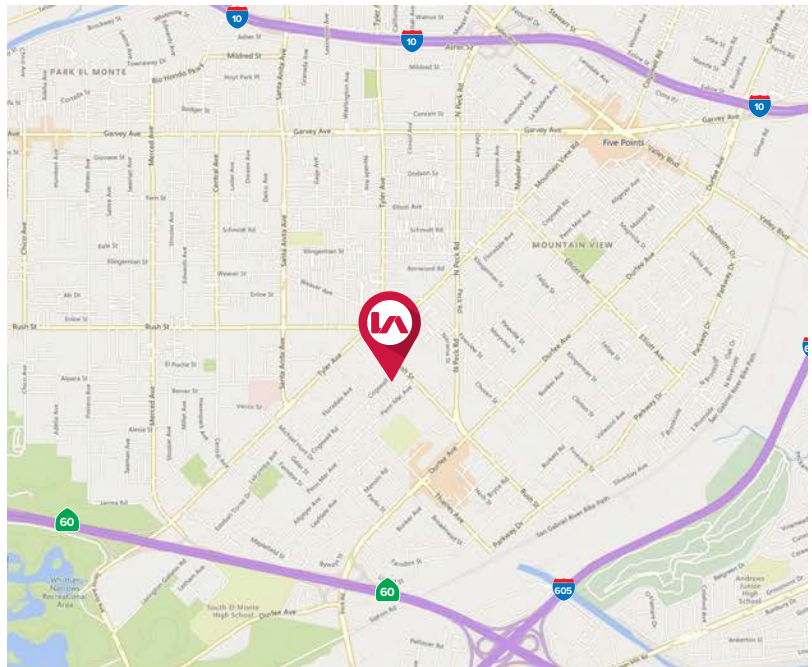
FOR LEASE

±5,280 Sq. Ft. Building | South El Monte
1934 Cogswell Rd., South El Monte, CA



Property Highlights

- Freestanding Building
- Fenced and Secured Yard
- Two (2) Ground-Level Loading Doors
- 400 Amps, 277/480 Volts, 3-Phase
- 14' Clear Height
- Reception and 1 Private Office
- Zoning: M (Manufacturing)
- Brand New Roof (October 2025)
- Fully Refurbished Interior (October 2025)
- Clear-Span Warehouse (No Columns)



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Jamie Scott | Associate
(714) 343-1999
jscott@lee-associates.com
License: 02228289

Steve Coulter | Senior Vice President
(909) 287-3488
scoulter@lee-associates.com
License: 01229849

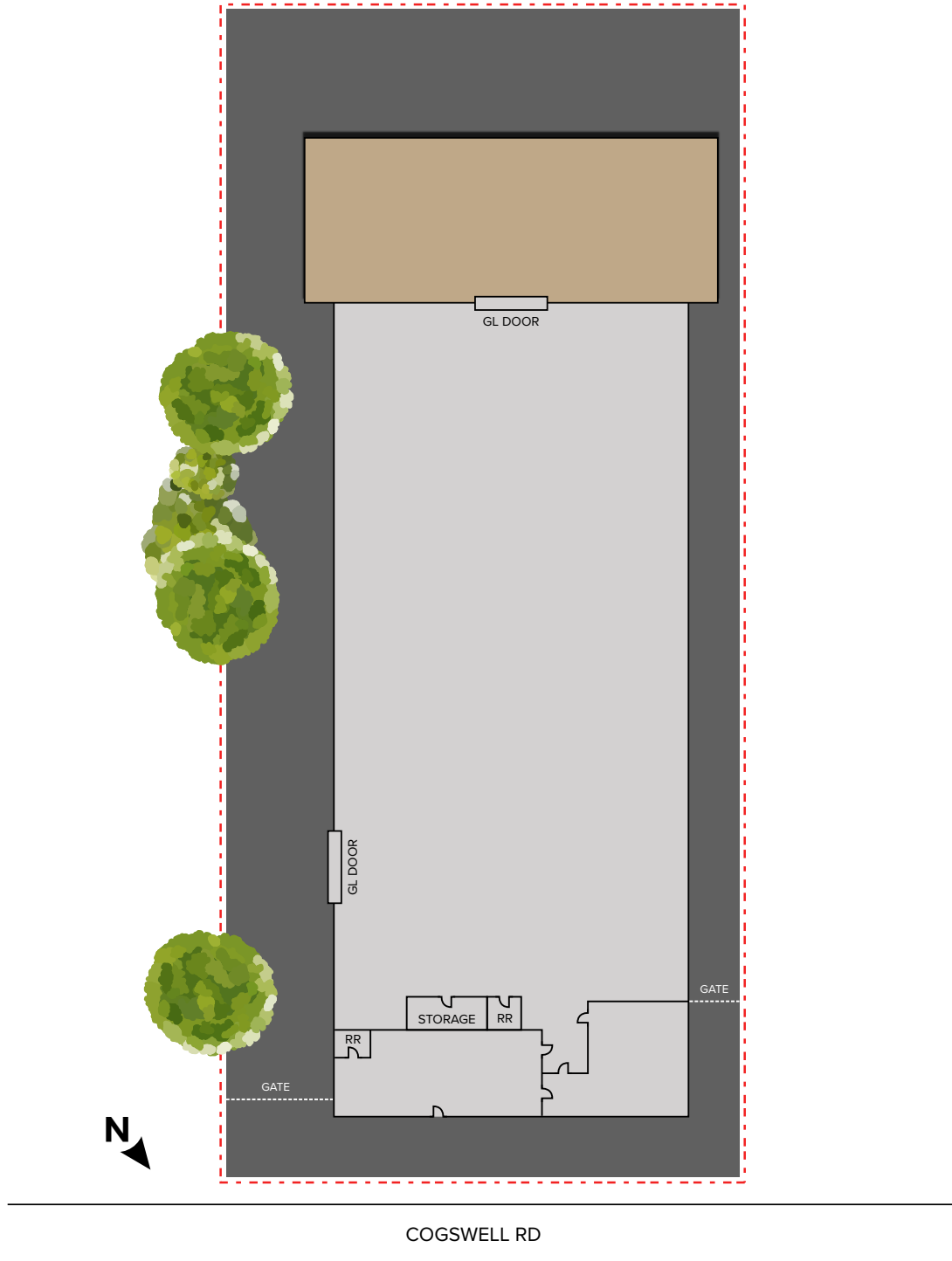
Lee & Associates - Industry | Corp # 01125429
13181 Crossroads Pkwy, N. Ste 300, Industry, CA 91746
P// 562.699.7500

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Property Site Plan

Not To Scale/ Not Exact



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Property Photos



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