

# ±10,286 SF Freestanding Industrial Building

2735 Tyler Ave, El Monte, CA 91733



## Contact Us

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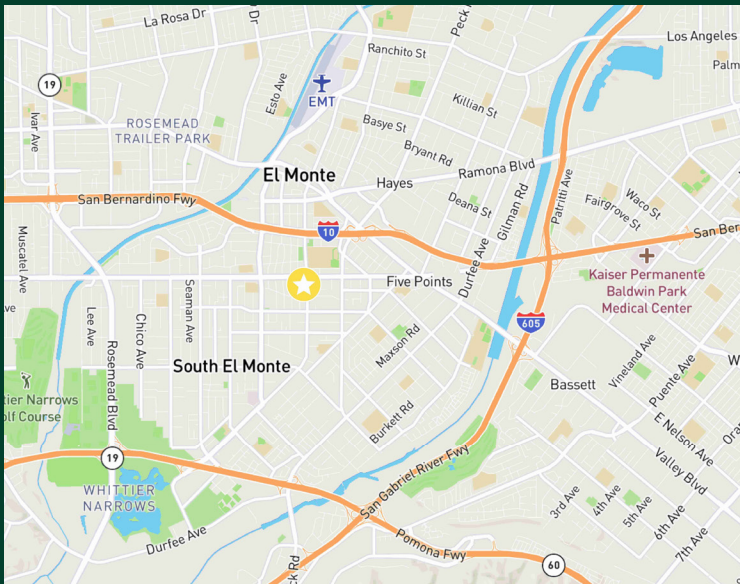
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# The Offering

CBRE is proud to present a rare opportunity to acquire a versatile industrial property in the thriving city of El Monte. Positioned in a highly accessible location with proximity to major freeways, this site offers exceptional visibility and convenience for a wide range of business operations. The property features a secure, gated layout with modern office space and ample parking, making it ideal for companies seeking a functional and professional environment. Whether you're expanding your footprint or investing in a high-demand market, 2735 Tyler Avenue delivers the flexibility and strategic value that today's businesses need to grow and thrive.



## Property Features

- + ±10,286 SF freestanding industrial building on ±20,255 SF of land
- + 2-story office space : ±500 SF
- + Parking lots combined : ±9,969 SF
- + Secured front and rear parking lots with electric gates and high fencing
- + One (1) ground level loading door
- + Clear height : 16'-18'
- + Power : 200 Amps
- + Year Built : 1995
- + APN # : 8104-001-029
- + Convenient location in El Monte with easy access to major freeways (I-10, I-605, SR-60)

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For Sale

## Photos



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