

133 Van Norman Rd

Montebello, CA 90640

SOUTHLAND
CRE GO BEYOND
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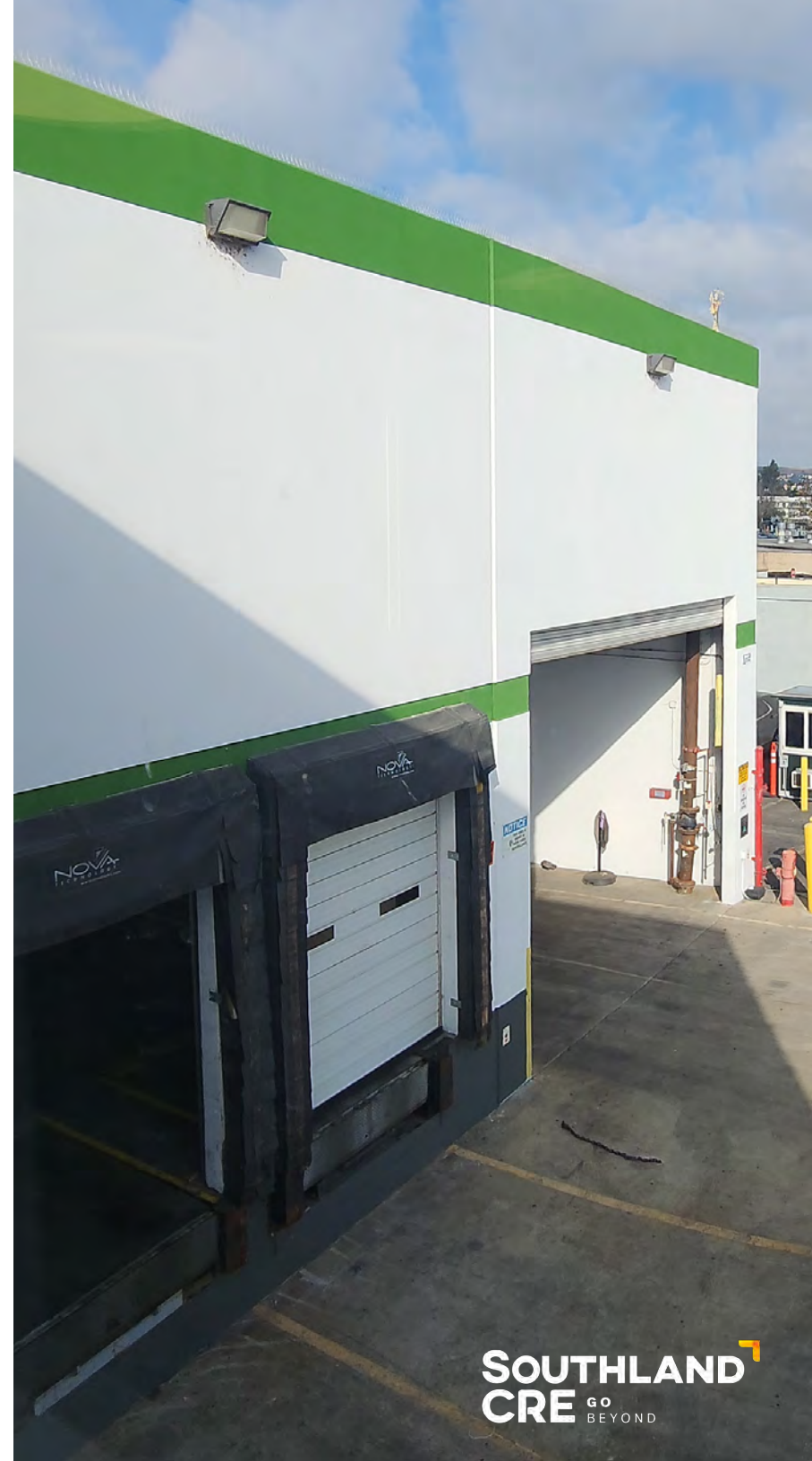
EXECUTIVE SUMMARY

+ THE OPPORTUNITY

Southland CRE is pleased to exclusively market for lease or sale to qualified prospects the opportunity to acquire 133 Van Norman Road (the "Property") in Montebello, California. This one-story, industrial manufacturing building on 2.78 acres comprises a rentable area of ±68,412 SF, plus a bonus 5,442 square foot covered storage area. The Property was extensively remodeled in 2020 and features brand new two-story offices, 2,500 Amps of Power, a state-of-the-art 571 kW Rooftop DC Solar Power System, 24-foot ceilings, a fenced yard, five dock high and two ground level loading positions, and a parking lot equipped with a Tesla 480v Supercharger and eight universal 20v chargers. Strategically positioned near major highways and near the Ports of Los Angeles, the offering presents a compelling opportunity to acquire high quality real estate in a prime location.

ASSET OVERVIEW

PROPERTY ADDRESS	133 Van Norman Rd, Montebello, CA 90640
YEAR BUILT/RENO	1980 2020
NUMBER OF STORIES	1
RENTABLE BUILDING AREA	68,412 SF
OFFICE SPACE RATIO	8,446 SF 12.4%
PARKING RATIO	61 Surface 0.90/1,000 SF
APN	6348-004-019
LAND ACRES	2.78 Acres

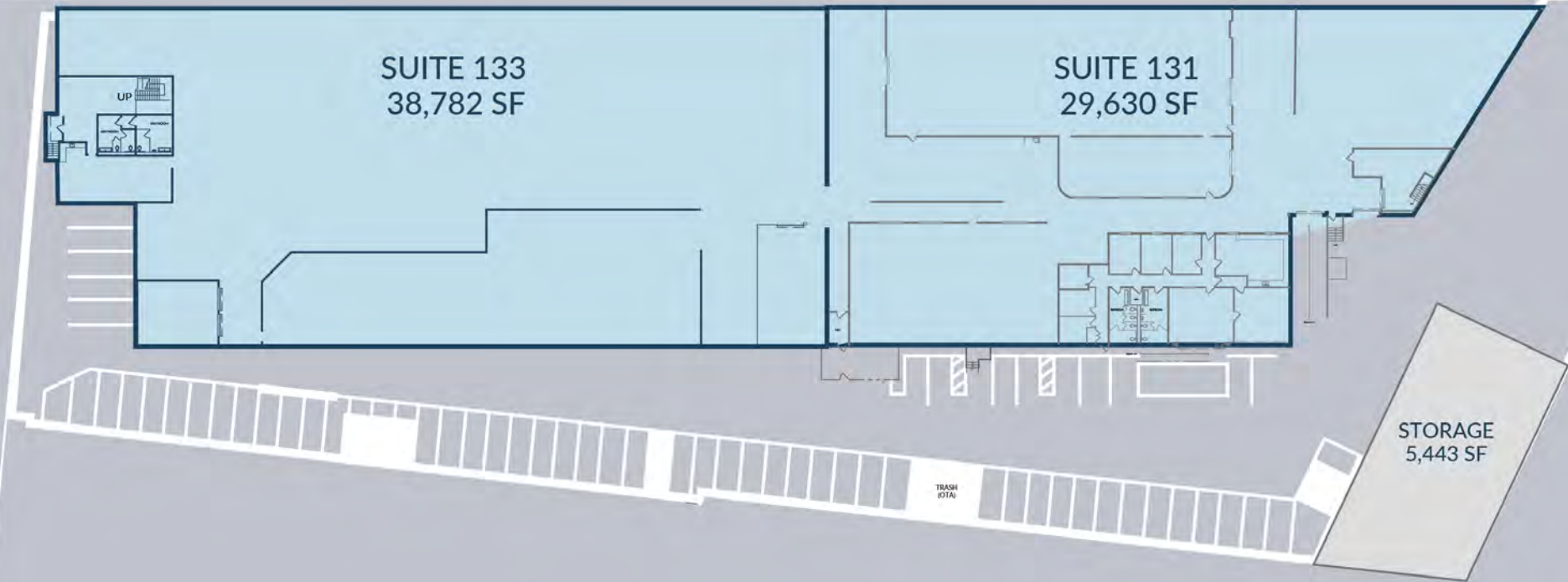


INTERIOR PHOTOS



FLOOR PLANS

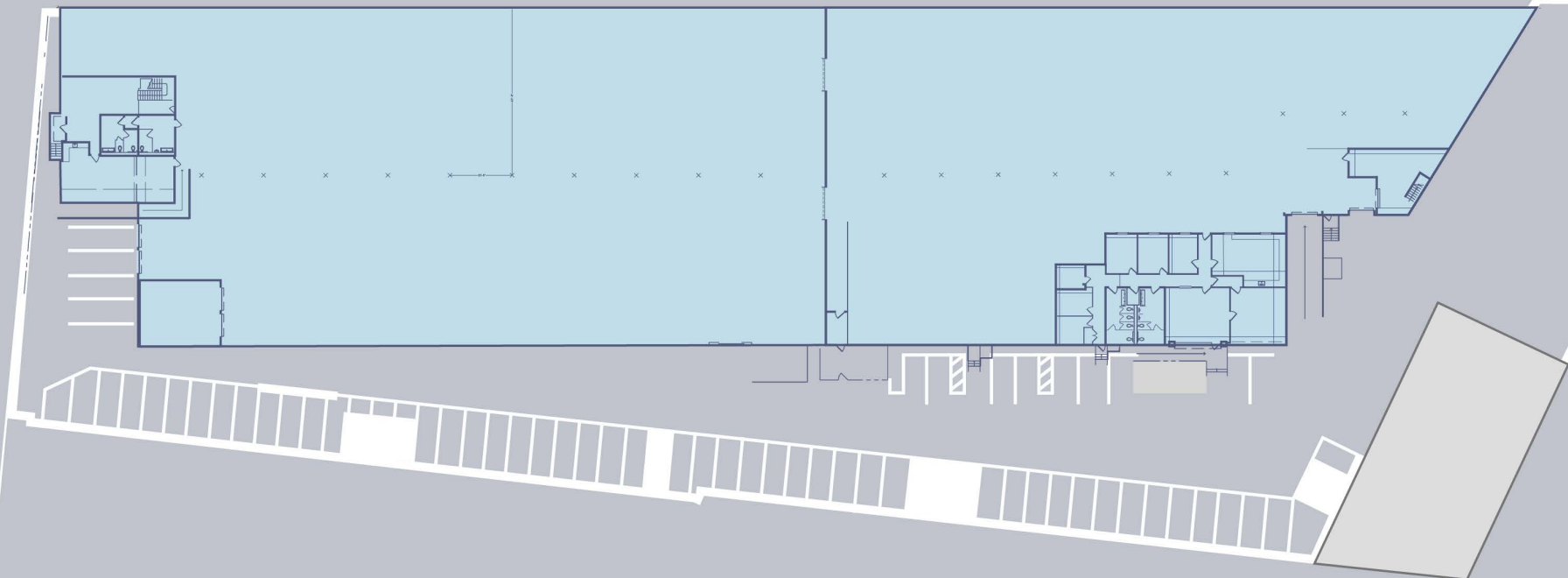
+ 1ST FLOOR



*As-Is Layout.

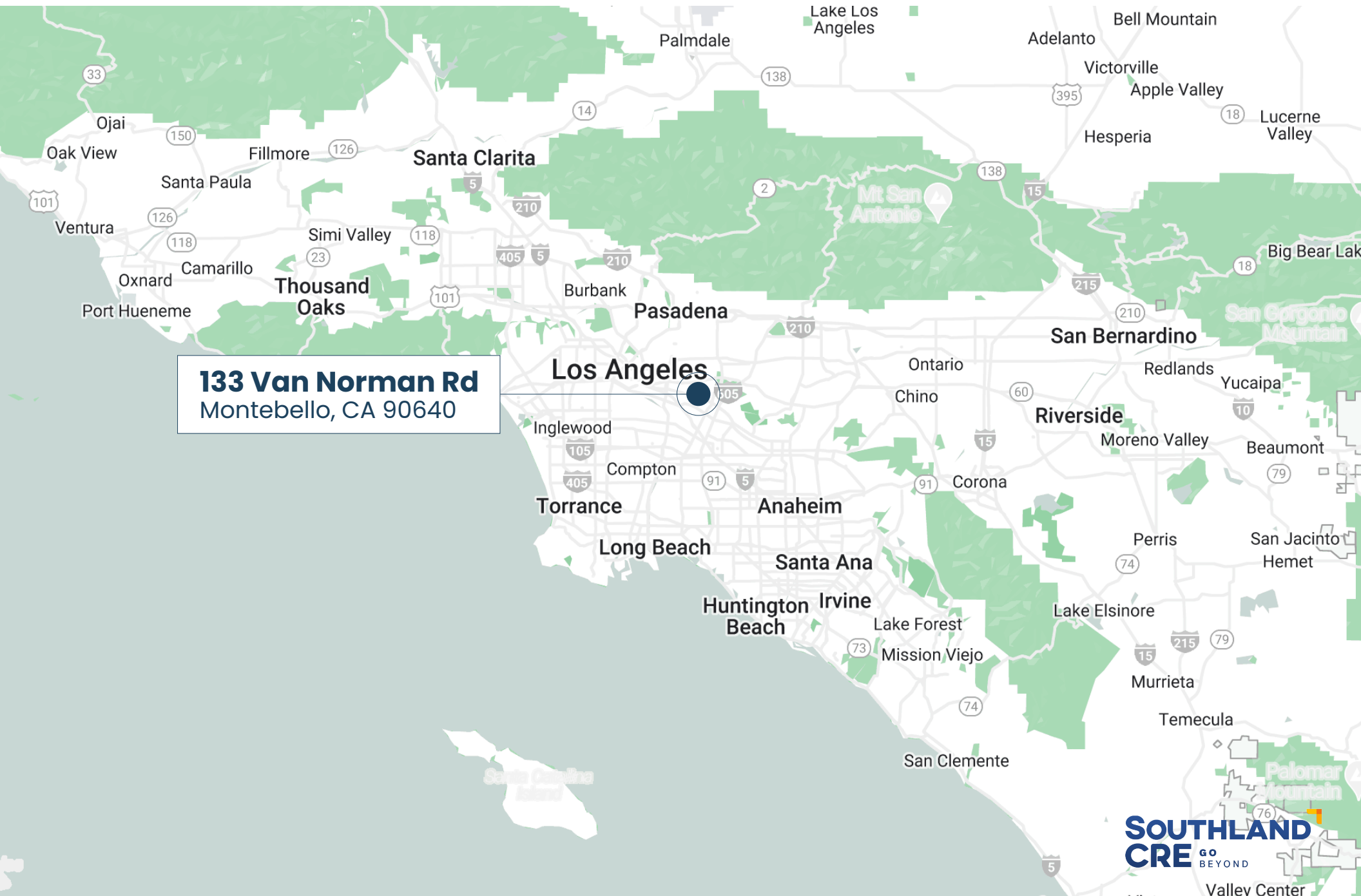
FLOOR PLANS

+ 1ST FLOOR



*Optional Layout. Call Broker for Details

REGIONAL AREA



133 Van Norman Rd

Montebello, CA 90640

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