

Available SF 3,977 SF

Industrial For Lease & For Sale

Building Size 3,977 SF


Address:

845 Truck Way, Montebello, CA 90640

Cross Streets:

S Montebello St/S Greenwood Ave

Rare Small Building for Sale in Montebello
 Vacant & Ready to Occupy
 Two Electric Panels Totaling 400 Amps
 Clear-Span Warehouse w/ 2 G.L. Loading Doors
 Central Location to the 5, 605, 710, and 60 FWY's

Lease Rate/Mo:	\$4,772	Sprinklered:	No	Office SF / #:	200 SF / 1
Lease Rate/SF:	\$1.20	Clear Height:	13'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	2	Office HVAC:	None
Available SF:	3,977 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	3,977 SF	A: 400 V: 240 O: TBD W: TBD		Include In Available:	No
Prop Lot Size:	0.12 Ac / 5,367 SF	Construction Type:	STEEL	Unfinished Mezz:	0 SF
Term:	3-5 years	Const Status/Year Blt:	Existing / 1948	Include In Available:	No
Sale Price:	\$875,000.00	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	\$220.02	Parking Spaces:	4 / Ratio: 1.0:1/	Vacant:	Yes
Taxes:	\$9,585 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Office	Market/Submarket:	Commerce/Vernon
Zoning:	M1			APN#:	6350-021-010
Listing Company:	Lee & Associates				
Agents:	Tony Naples 818-395-4373				
Listing #:	43988359	Listing Date:	12/10/2025	FTCF:	CB000N000S000
Notes:	Call broker for commission information.				





INDUSTRIAL FOR SALE/LEASE

**±3,977 SF
INDUSTRIAL BLDG ON ±5,367SF OF LAND**

845 TRUCK WY, MONTEBELLO, CA 90640

PROPERTY HIGHLIGHTS

- Rare, Small Building for Sale in Montebello
- 2 Ground Level Loading Doors
- 2 Electric Panels Totaling 400 Amps Power
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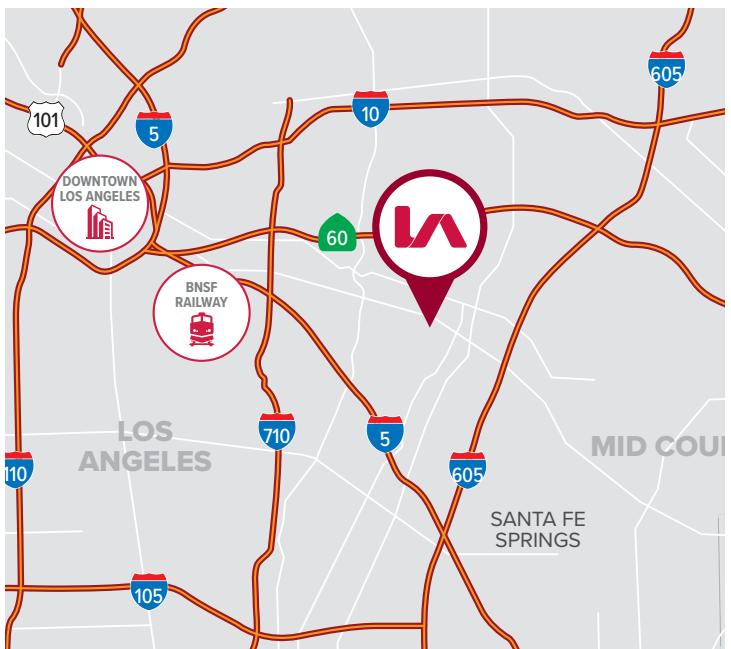
PRICING SUMMARY

SALE PRICE

\$875,000
(\$220/SF)

LEASE RATE

\$1.20/SF GROSS
(\$4,772/mo GRS)



FOR MORE INFORMATION, PLEASE CONTACT



TONY NAPLES

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

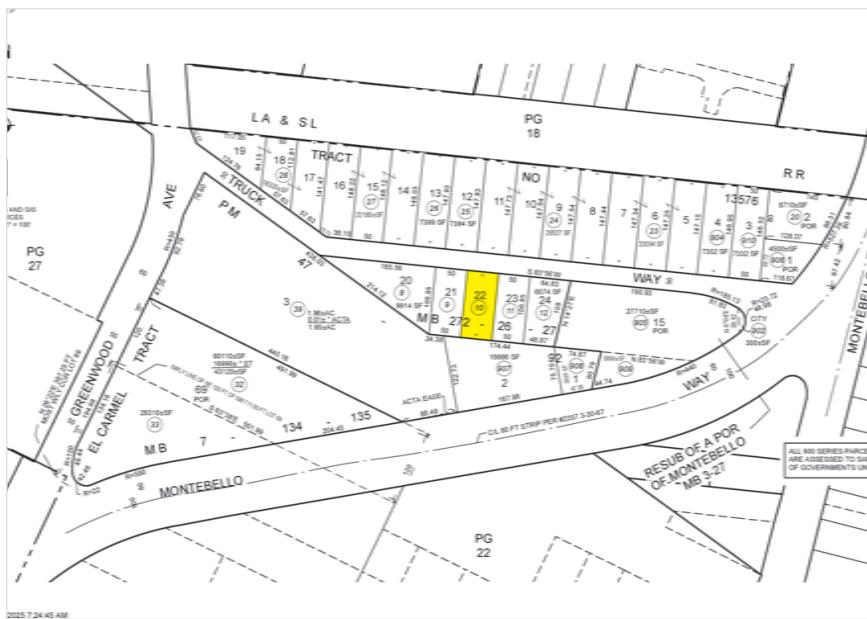
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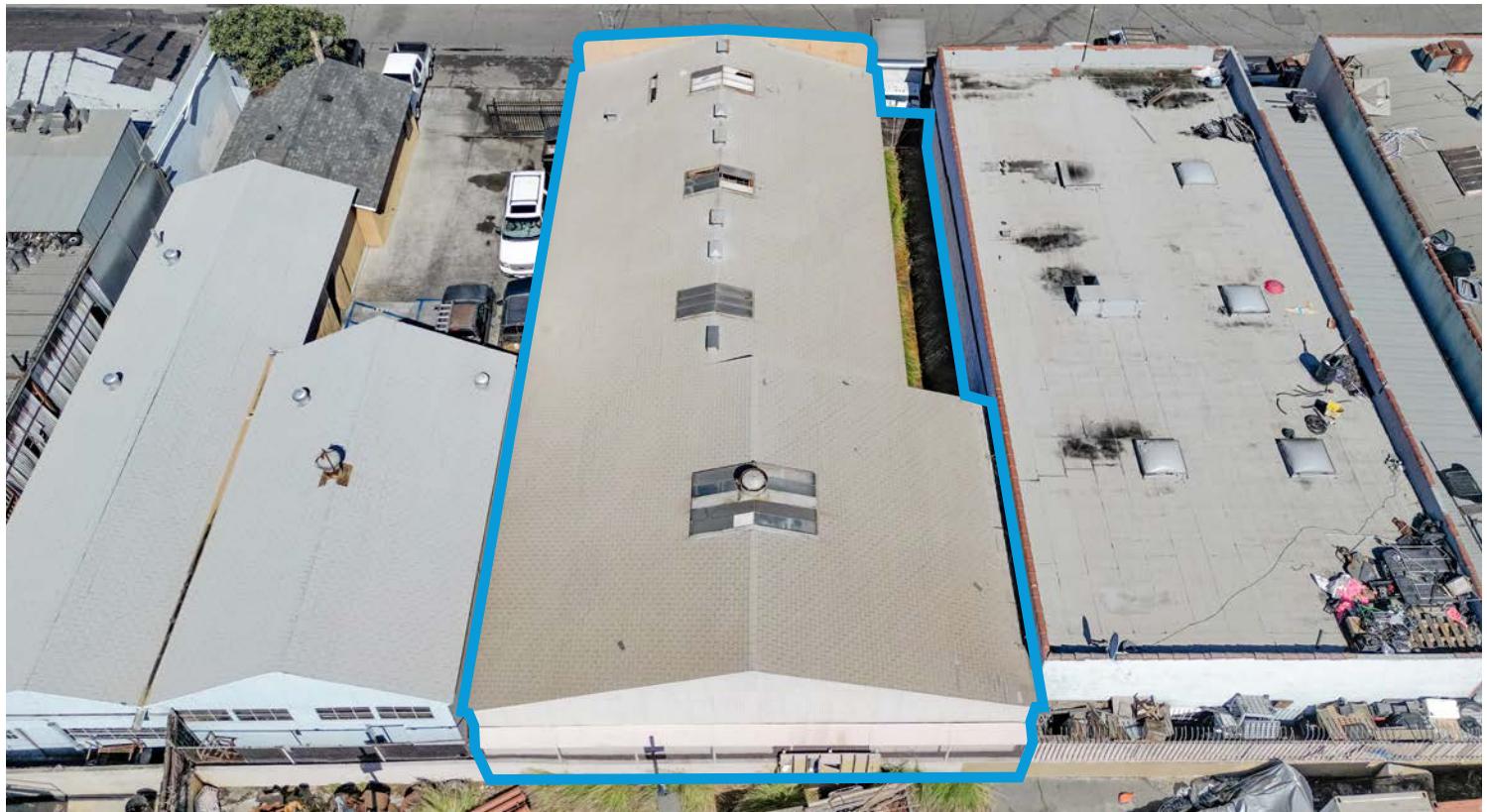
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PARCEL MAP



PROPERTY HIGHLIGHTS

TOTAL BUILDING SF	±3,977 SF
TOTAL LAND SF	±5,367 SF
OFFICES/RR'S	±200 SF/ 2 RR's
CLEAR HEIGHT	13' Clear Height
LOADING DOORS	2 Ground Level
POWER	400A // 240V
PARKING	±4 Spaces
CONSTRUCTION	Metal
YEAR BUILT	1948
ZONING	M1
APN	6350-021-010
OCCUPANCY	Vacant Now



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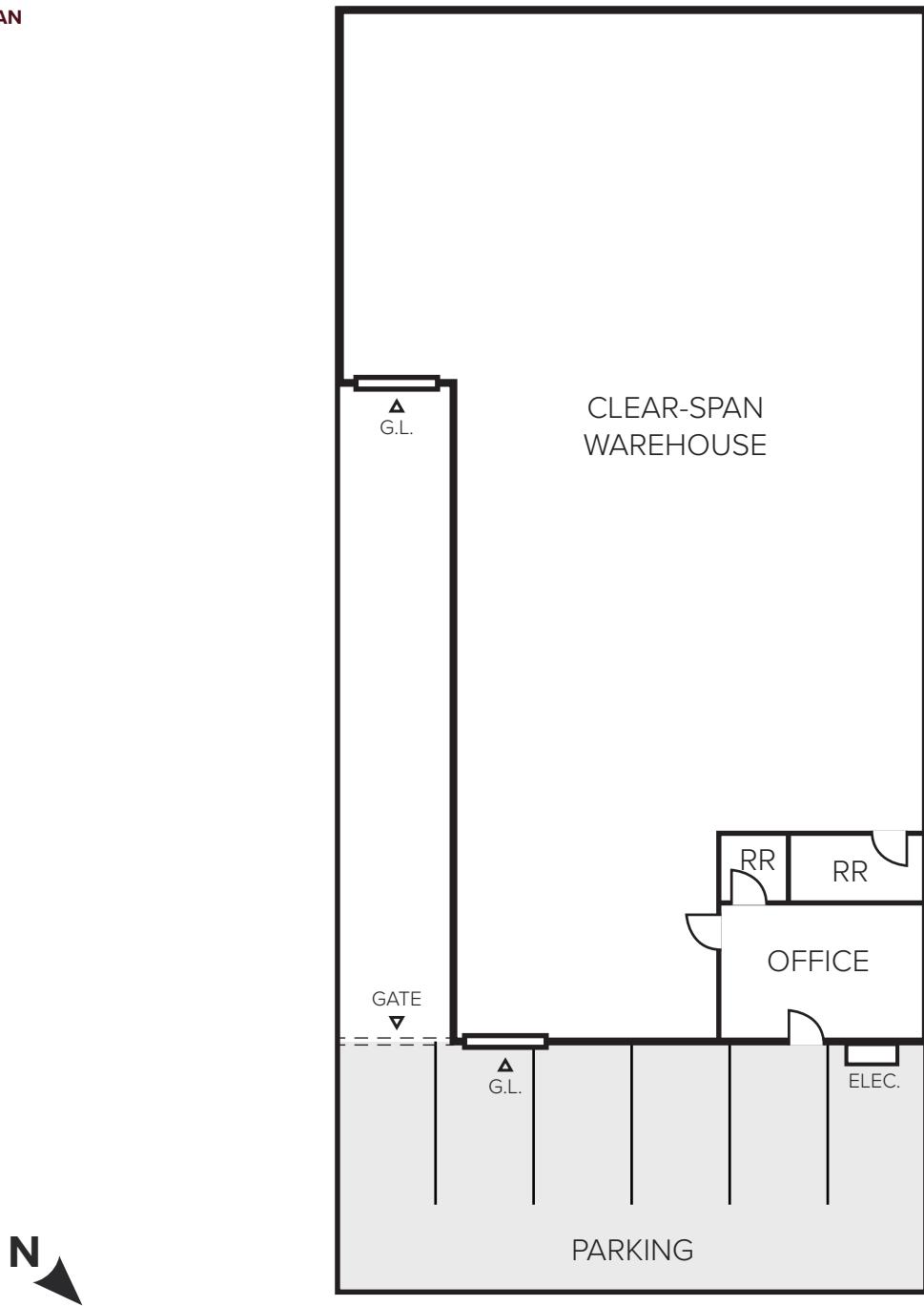
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SITE PLAN



← TRUCK WAY →

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

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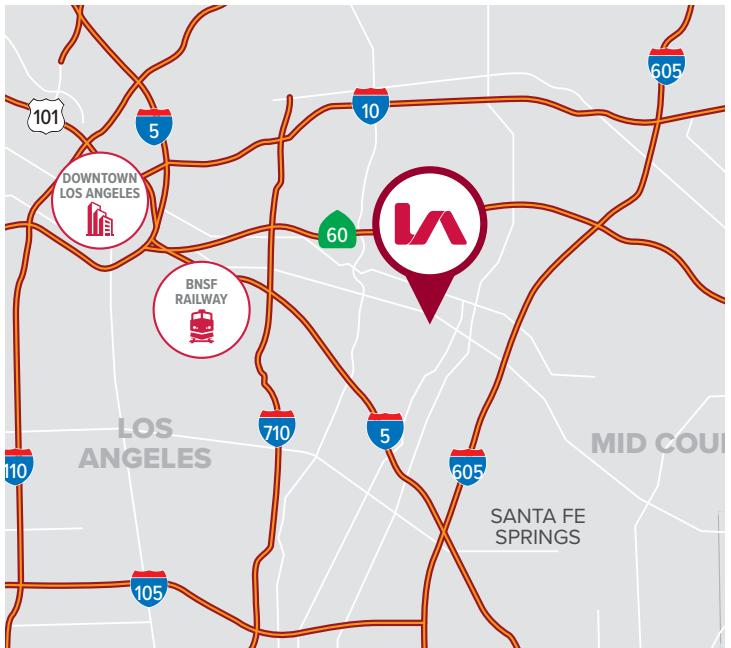
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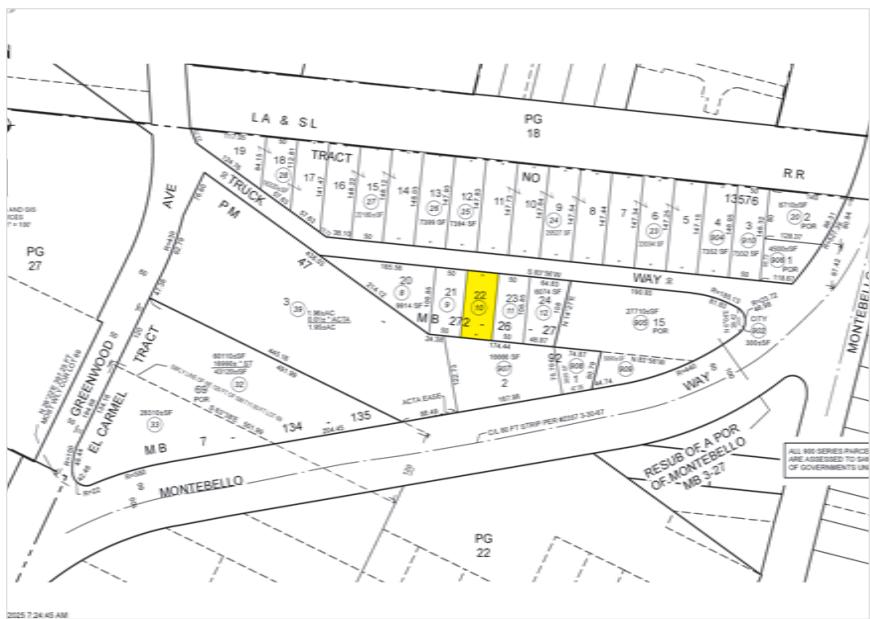
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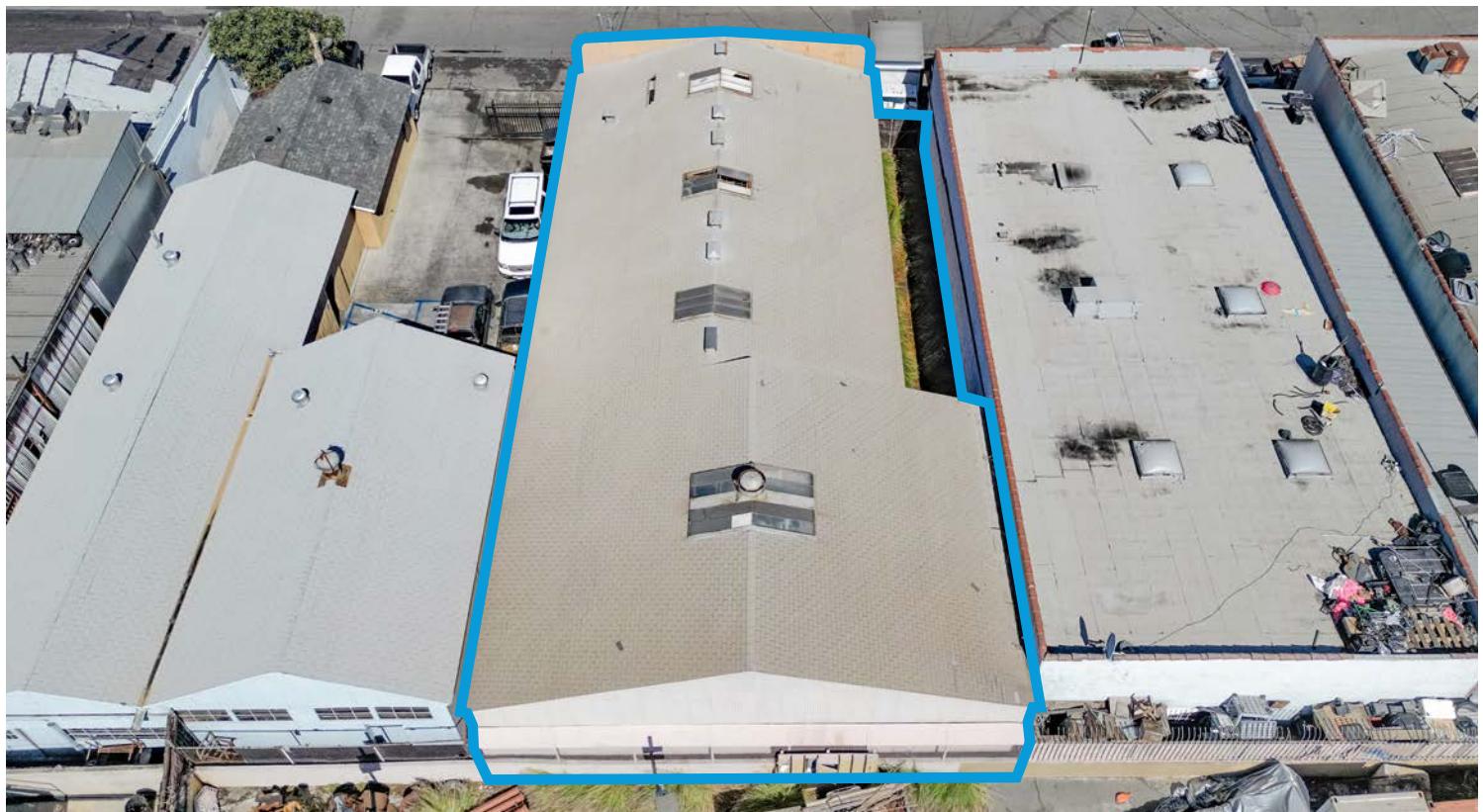
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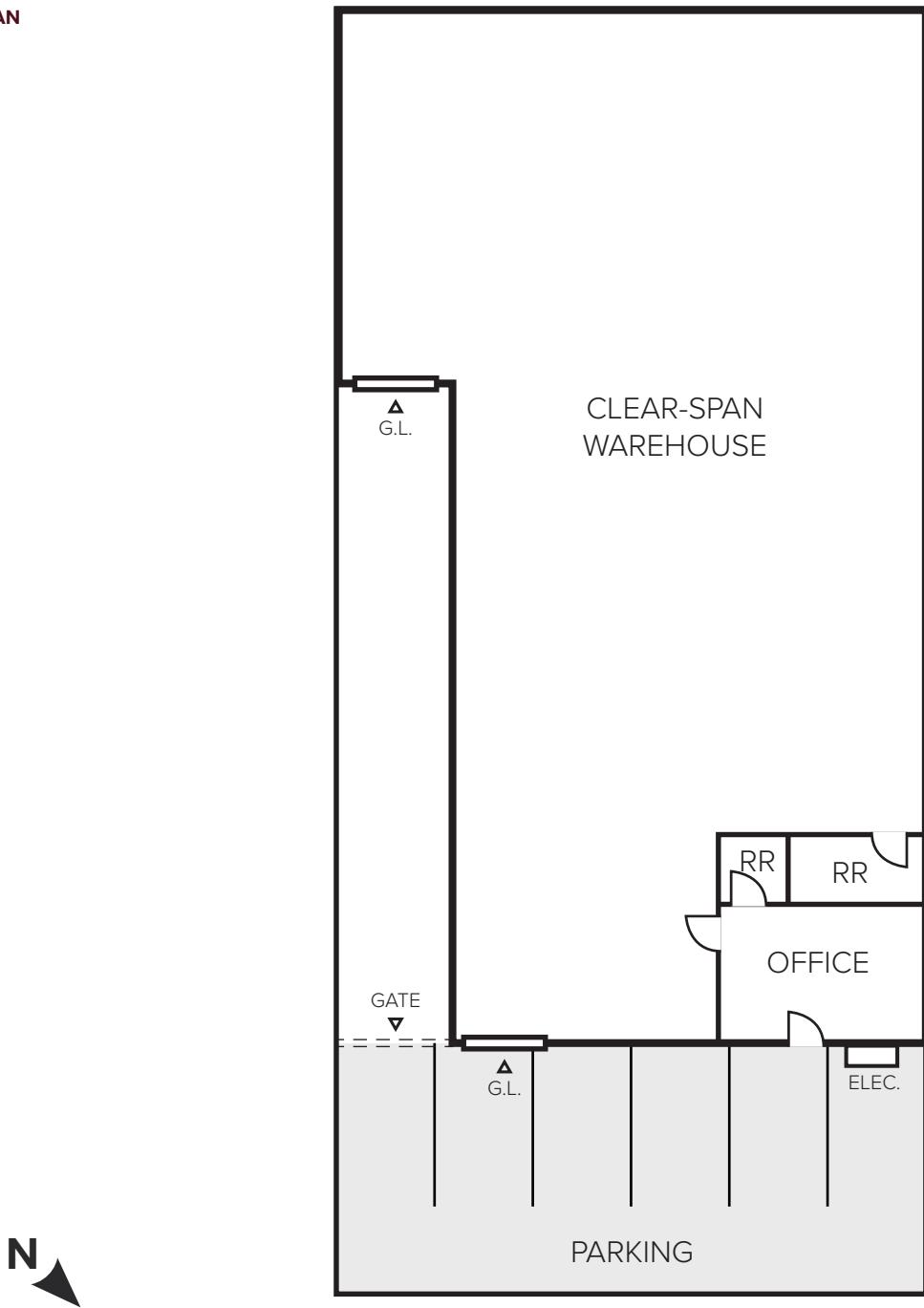
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