

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
Lease Rate/SF: \$1.20
Lease Type: Gross
Available SF: 3,977 SF
Minimum SF: 3,977 SF
Prop Lot Size: 0.12 Ac / 5,367 SF
Term: 3-5 years
Sale Price: \$875,000.00
Sale Price/SF: \$220.02
Taxes: \$9,585 / 2025
Yard: Fenced
Zoning: M1

Sprinklered: No
Clear Height: 13'
GL Doors/Dim: 2
DH Doors/Dim: 0
A: 400 V: 240 O: TBD W: TBD
Construction Type: STEEL
Const Status/Year Blt: Existing / 1948

Whse HVAC: No
Parking Spaces: 4 / **Ratio:** 1.0:1/
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 200 SF / 1
Restrooms: 2
Office HVAC: None
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6350-021-010

Listing Company: Lee & Associates
Agents: [Tony Naples 818-395-4373](mailto:tnaples@lee-associates.com)

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

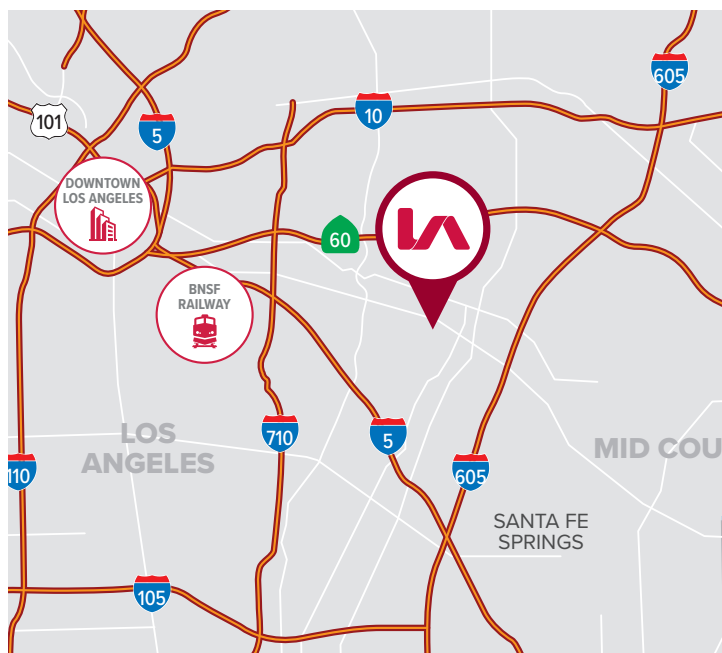
845 TRUCK WY, MONTEBELLO, CA 90640

PROPERTY HIGHLIGHTS

- Rare, Small Building for Sale in Montebello
- 2 Ground Level Loading Doors
- 2 Electric Panels Totaling 400 Amps Power
- Clear-Span Warehouse w/ Fenced Side Yard
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- Vacant Now and Ready to Occupy

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

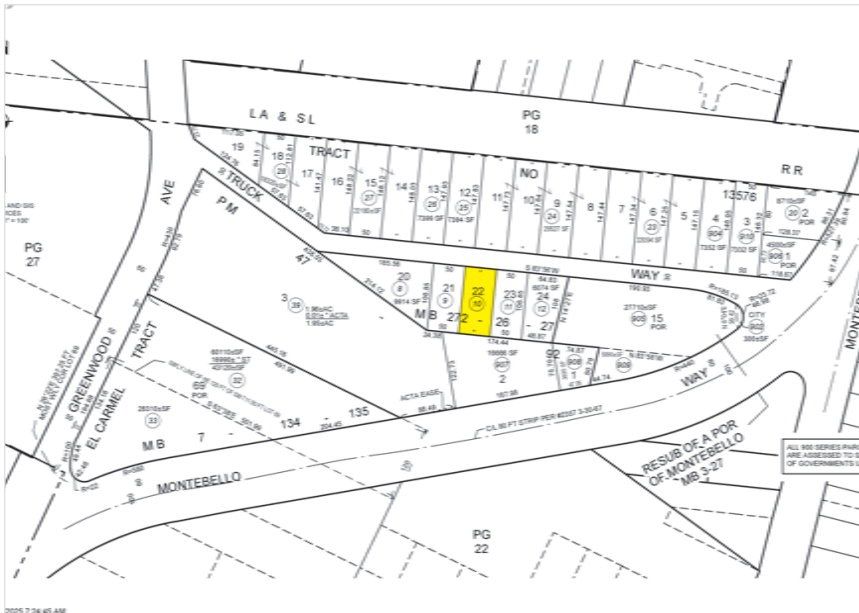
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PARCEL MAP



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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CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

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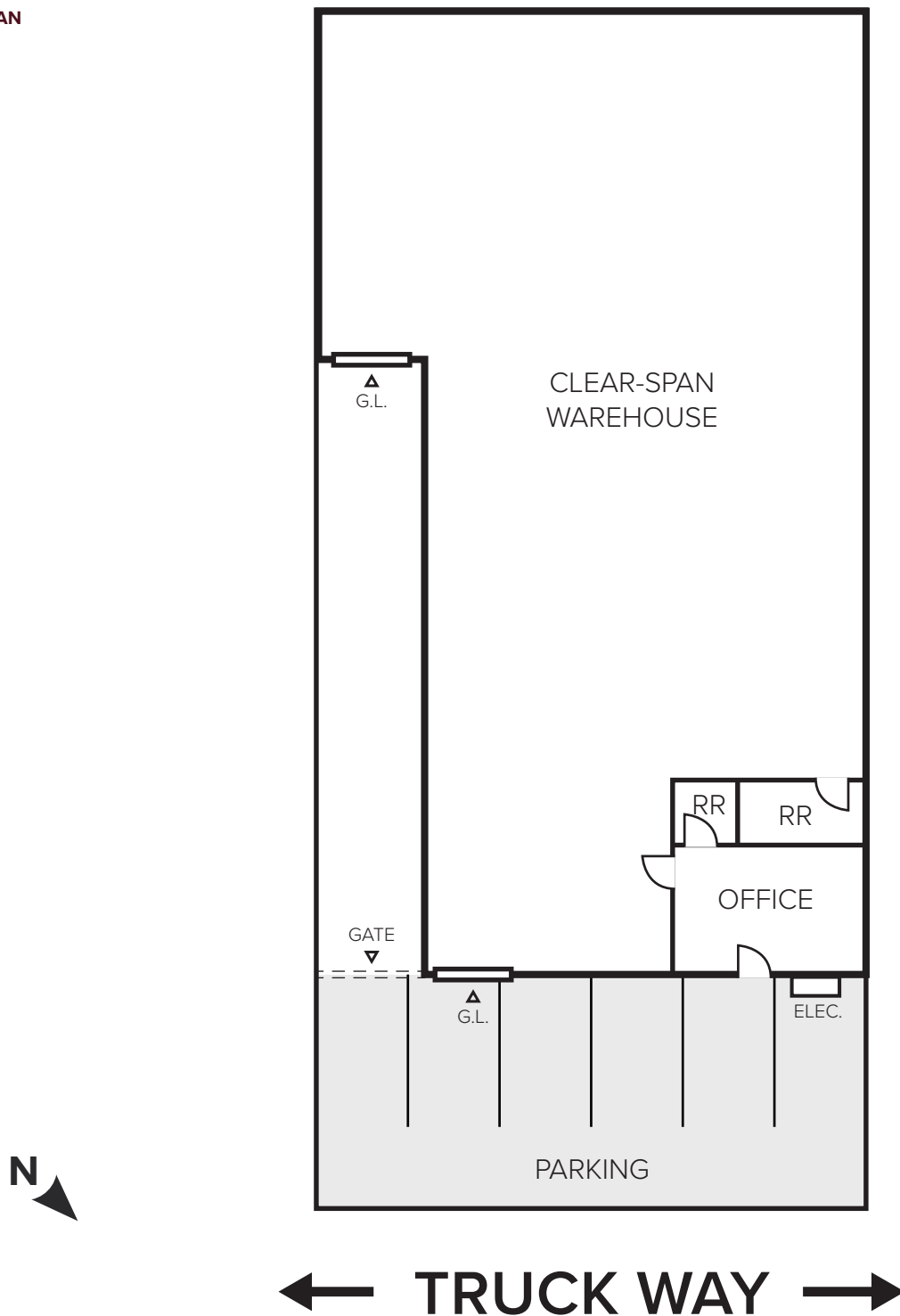
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SITE PLAN



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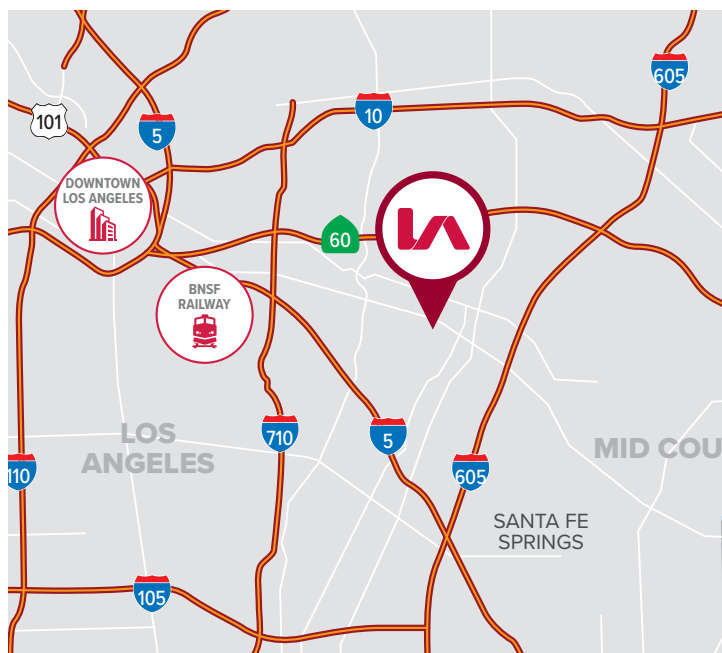
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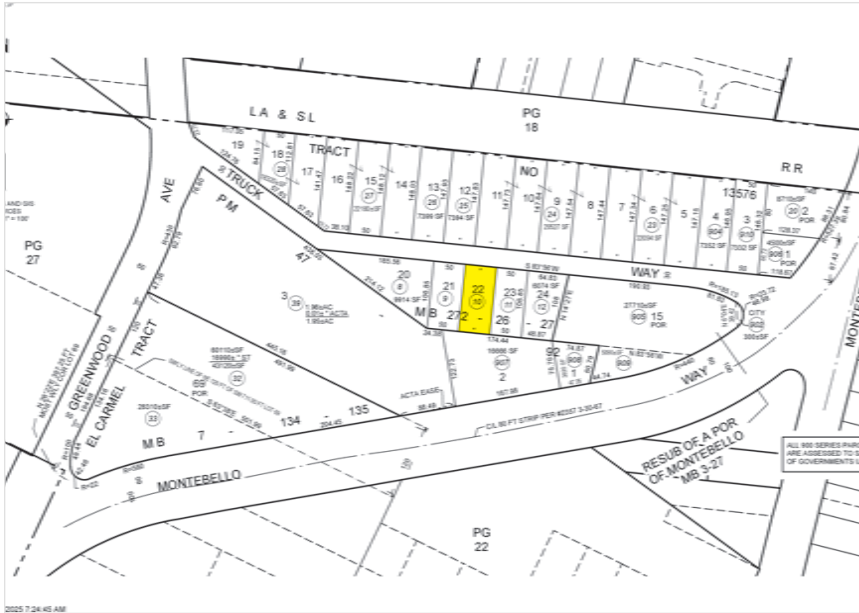
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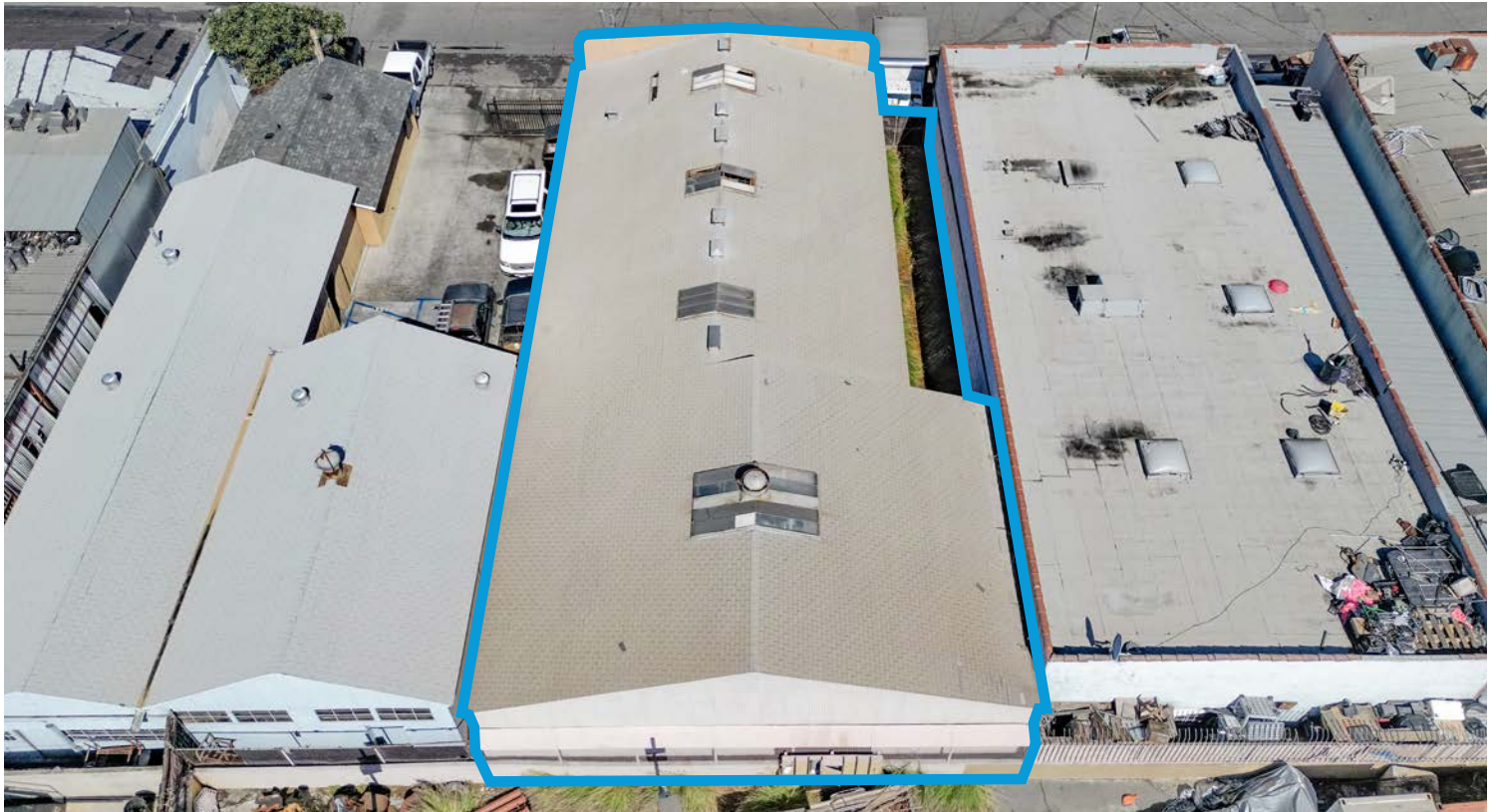
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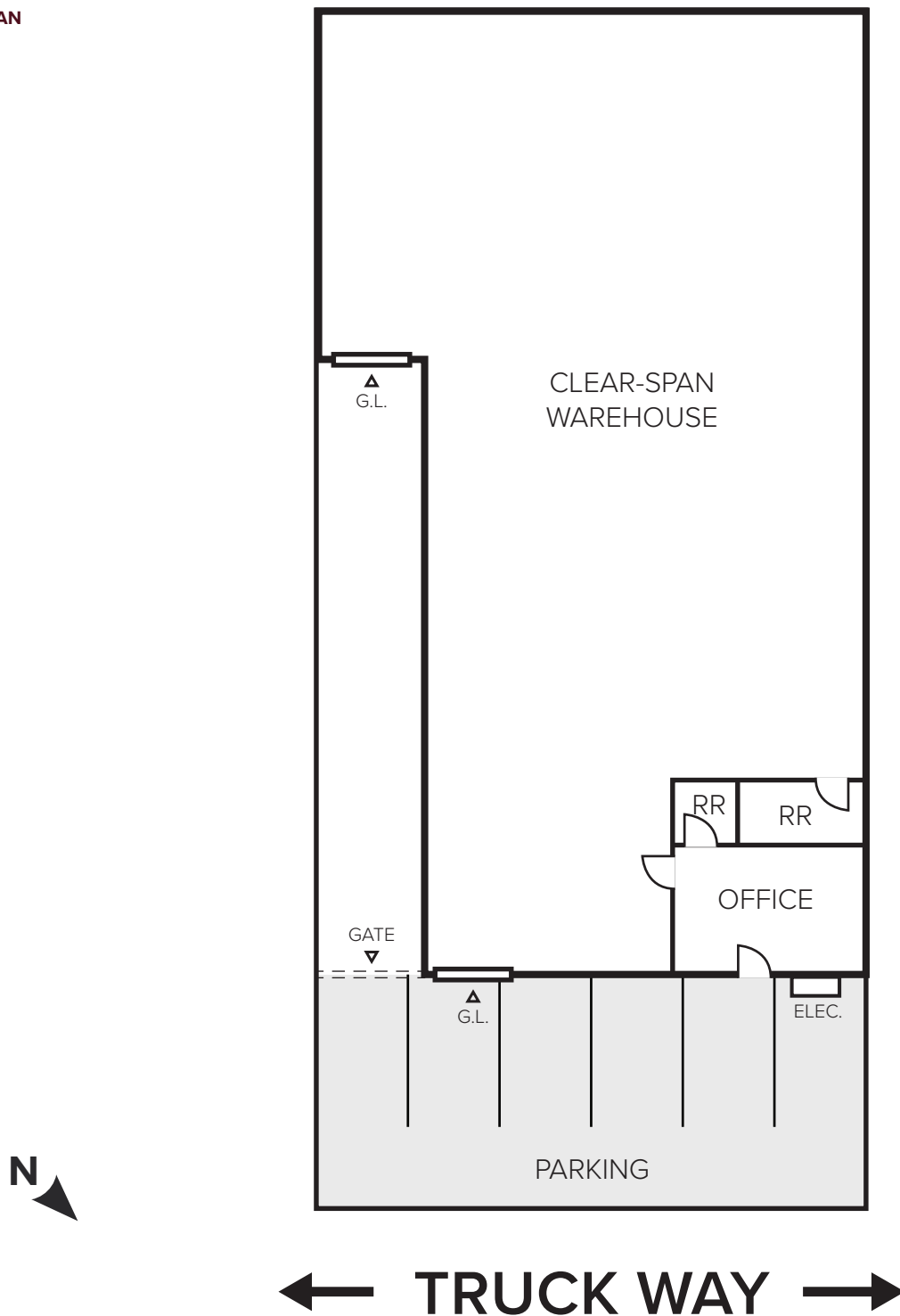
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