



# FOR LEASE ±4,536 SF INDUSTRIAL UNIT

## 720 S VAIL AVE UNIT B1 MONTEBELLO, CA 90640

### PRICING SUMMARY:

**LEASE RATE ▶**

**\$6,350/ MO**

**\$1.40 PSF/ MO GROSS (OPEX: \$0.02)**



**BUSINESS PARK ENVIRONMENT**



**RARE SMALL UNIT**



**14' CLEAR HEIGHT**



**GROUND LEVEL LOADING**



**EXCELLENT FREEWAY ACCESS**



**MOTIVATED OWNERSHIP - SUBMIT ALL OFFERS!**

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SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate.

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720 S VAIL AVE, UNIT B1 • MONTEBELLO

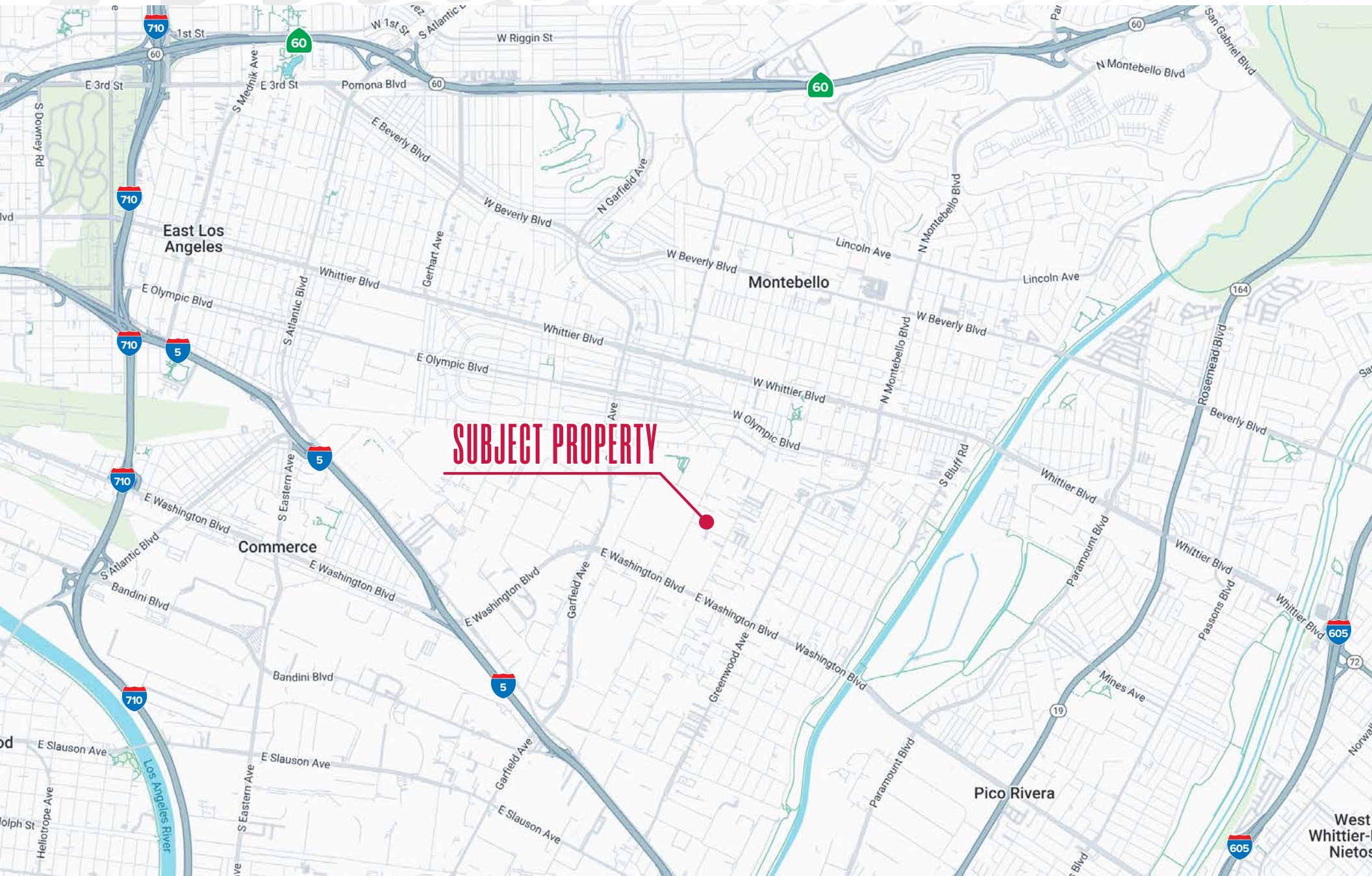
## PROPERTY PHOTOS



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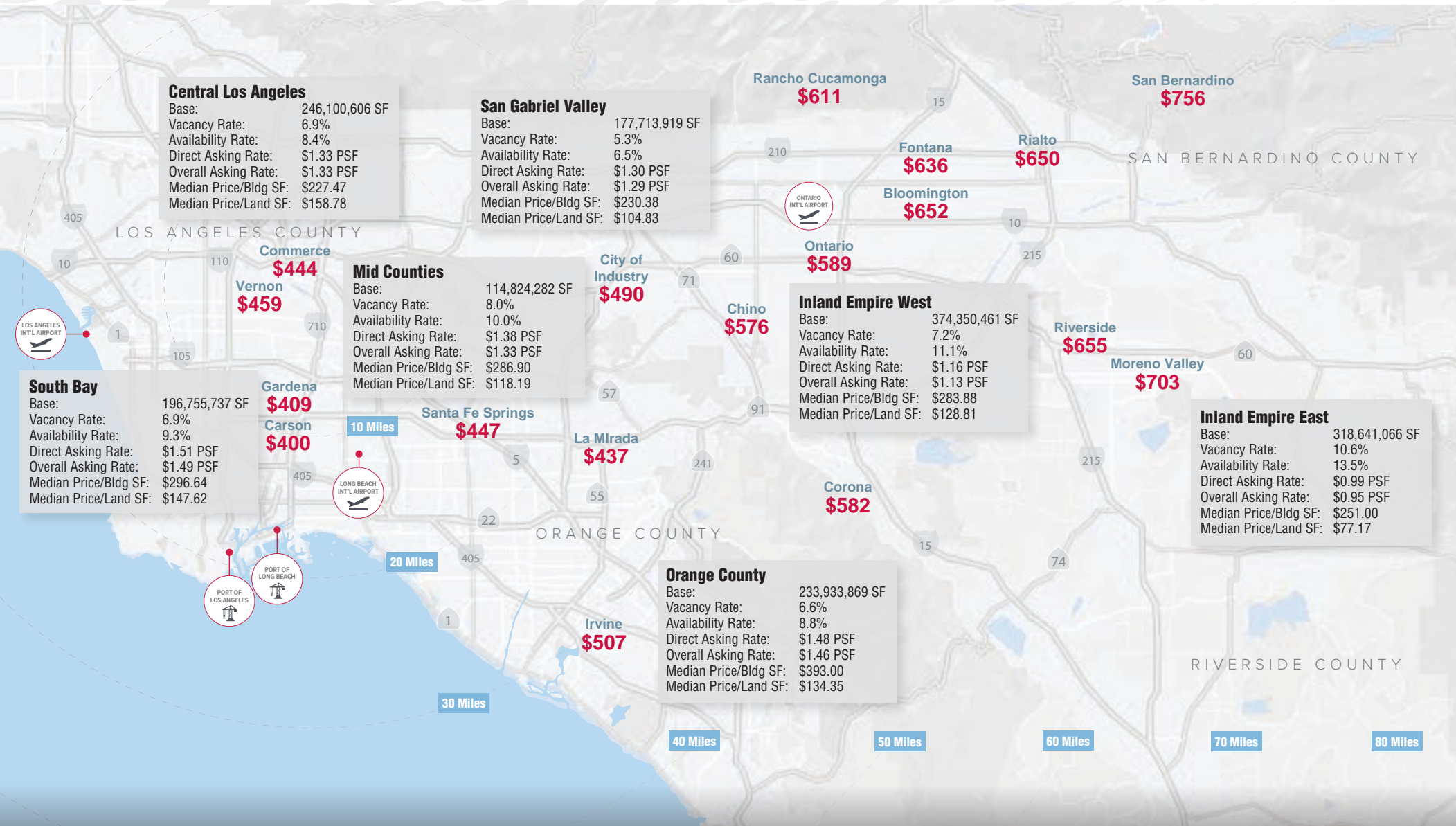
## LOCATION MAP



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Q3 2025 | LA BASIN MARKET SUMMARY & DRAYAGE MAP



PREPARED BY:  
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Sources: LAC-I Research, CoStar, Drayage Directory  
Drayage Rates reflect base and fuel costs only  
Based on a survey and sale comps of industrial properties 5,000 SF+

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## DEMOGRAPHIC MAP



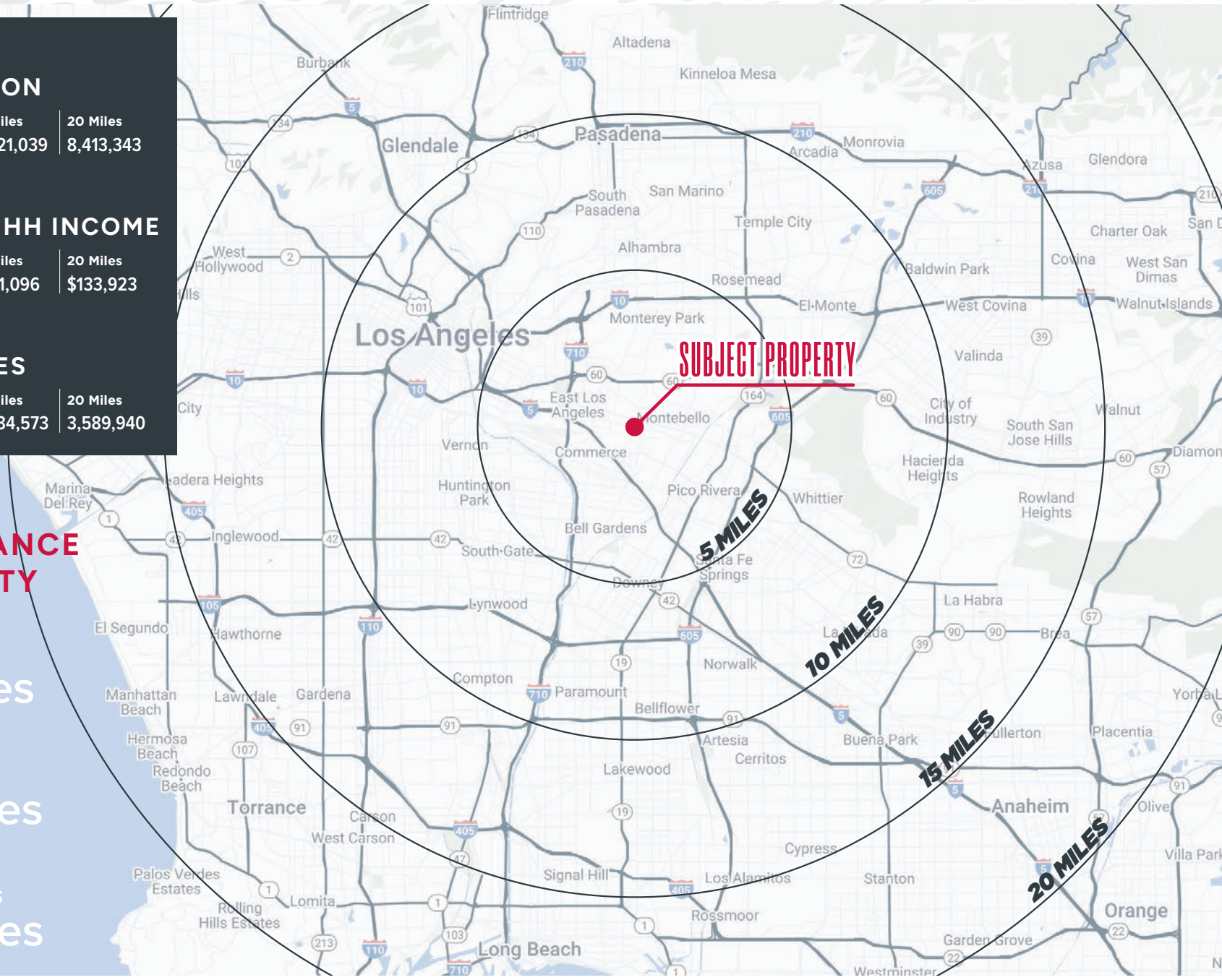
| 5 Miles | 10 Miles  | 15 Miles  | 20 Miles  |
|---------|-----------|-----------|-----------|
| 611,501 | 2,915,758 | 5,821,039 | 8,413,343 |



| 5 Miles   | 10 Miles  | 15 Miles  | 20 Miles  |
|-----------|-----------|-----------|-----------|
| \$107,355 | \$112,278 | \$121,096 | \$133,923 |



| 5 Miles | 10 Miles  | 15 Miles  | 20 Miles  |
|---------|-----------|-----------|-----------|
| 220,178 | 1,111,272 | 2,234,573 | 3,589,940 |



## DRIVING DISTANCE FROM PROPERTY



DTLA  
10 Miles



LAX  
24 Miles



LA & LB PORTS  
25 Miles