

MONTEREY PARK BUSINESS CENTER



UNDER NEW OWNERSHIP

2530-2580 CORPORATE PLACE | MONTEREY PARK | CA | 91754

FOR MORE INFORMATION:

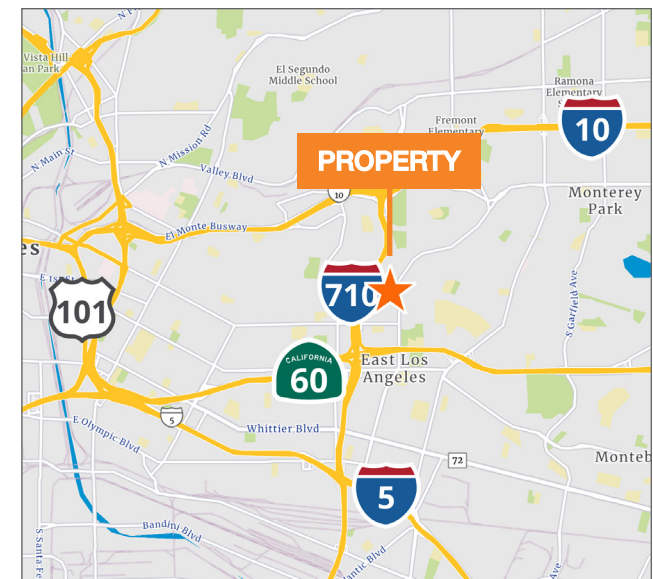
TONY PHU
626.283.4560
tony.phu@colliers.com

JACOB ALBRIGHT
310.713.5783
jacob.albright@colliers.com

COLLIERS INTERNATIONAL
17800 Castleton Street, Suite 495
City of Industry, CA 91748
www.colliers.com

PROPERTY FEATURES

- 138,025 SF – Flex Industrial/Office Units
- Professionally Owned and Managed
- Suites Available \pm 1,745 to \pm 3,054 SF
- Move-In Ready
- Flexible Office Configurations and Buildouts
- 3.5/1,000 parking ratio
- Ground Level Loading Throughout
- Frontage on Corporate Place and Floral Drive
- Immediate Access to I-10, 710 and 60 Freeways



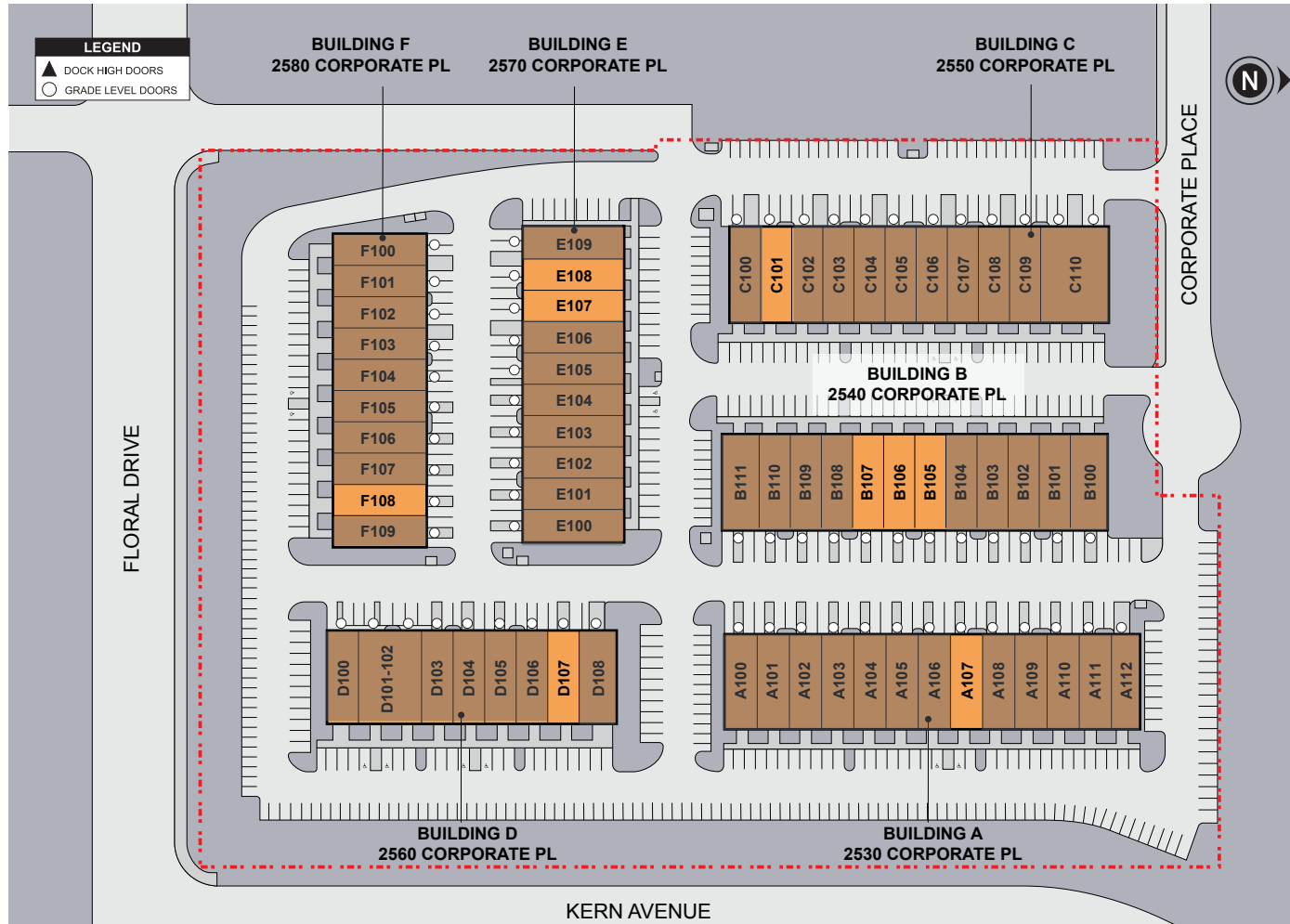
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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SITE PLAN

UNDER NEW OWNERSHIP



■ AVAILABLE ■ OCCUPIED



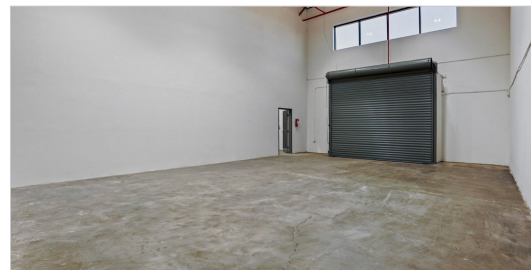
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AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
A107	1,745	TBD	\$1.80 PSF	7/1/2026
B105	1,899	TBD	\$1.75 PSF	7/1/2026
B106	1,899	TBD	\$1.75 PSF	7/1/2026
B107	3,054	TBD	\$1.75 PSF	7/1/2026
C101	3,054	TBD	\$1.75 PSF	7/1/2026
E107	3,022	TBD	\$1.75 PSF	7/1/2026
E108	3,054	TBD	\$1.75 PSF	7/1/2026
F108	3,054	TBD	\$1.75 PSF	7/1/2026

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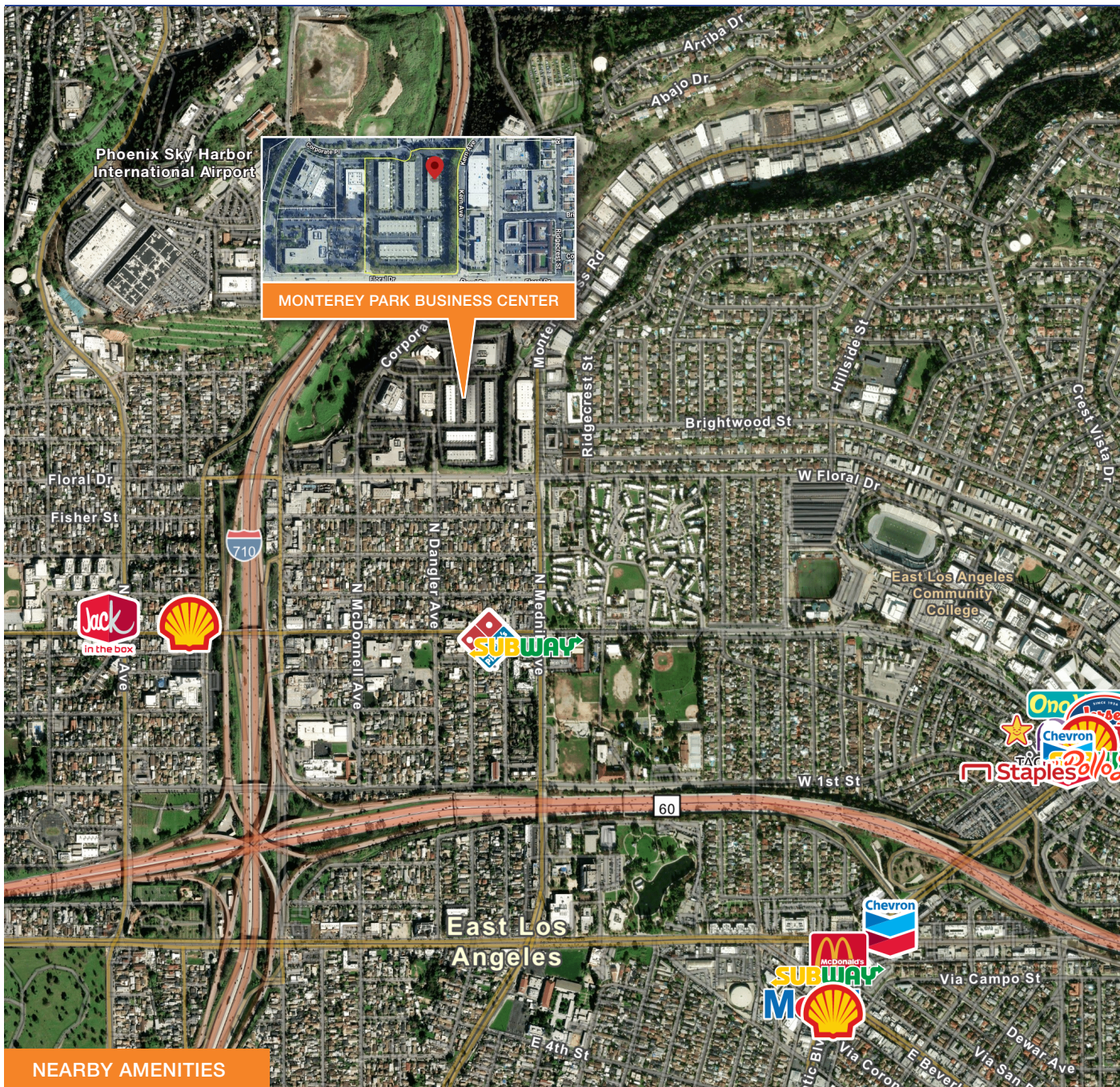
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AMENITIES & IMPROVEMENTS

UNDER NEW OWNERSHIP



NEARBY AMENITIES

- Shell Gas
- Atlantic Square Shopping Center
- Monterey Park Mall
- Target
- Walgreens
- Home Depot
- Chick fil-A
- Lifetime Fitness

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