

Available SF 45,225 SF

Industrial For Lease & For Sale
Building Size 45,225 SF

Address: 521 Atlas Ave, Monterey Park, CA 91755

Cross Streets: Saturn St/Potrero Grande Dr

Approved for Distribution Uses
 ±21' Minimum Clear Height
 4 Dock High Positions / 1 G.L. Door (±17' x ±17')
 Heavy Power - 1,200 Amps @240V (Verify)
 Immediate Access to the 60 & 710 Freeways
 Tenant Occupied Through April 2026

Lease Rate/Mo: \$47,486
Lease Rate/SF: \$1.05
Lease Type: Gross
Available SF: 45,225 SF
Minimum SF: 45,225 SF
Prop Lot Size: 2.08 Ac / 90,530 SF
Term: Acceptable to Owner
Sale Price: \$12,797,575.00
Sale Price/SF: \$282.98
Taxes: \$113,696 / 2024
Yard: Fenced/Paved
Zoning: S-P

Sprinklered: Yes
Clear Height: 21'
GL Doors/Dim: 1 / 17'x17'
DH Doors/Dim: 4
A: 1200 V: 240 O: 3 W: 3
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1970
Whse HVAC: No
Parking Spaces: 76 / **Ratio:** 1.7:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 4,000 SF
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 3,500 SF
Include In Available: No
Possession: 05/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: West SGV
APN#: 5265-025-052

Listing Company: Lee & Associates
Agents: [Tony Naples 818-395-4373](mailto:tonynaples@lee-associates.com), [Ryan Campbell 909-348-0606](mailto:ryan.campbell@lee-associates.com), [Mattison Behr 818-434-9116](mailto:mattison.behr@lee-associates.com)

Listing #: 43243768

Listing Date: 08/27/2025

FTCF: CB000N000S000

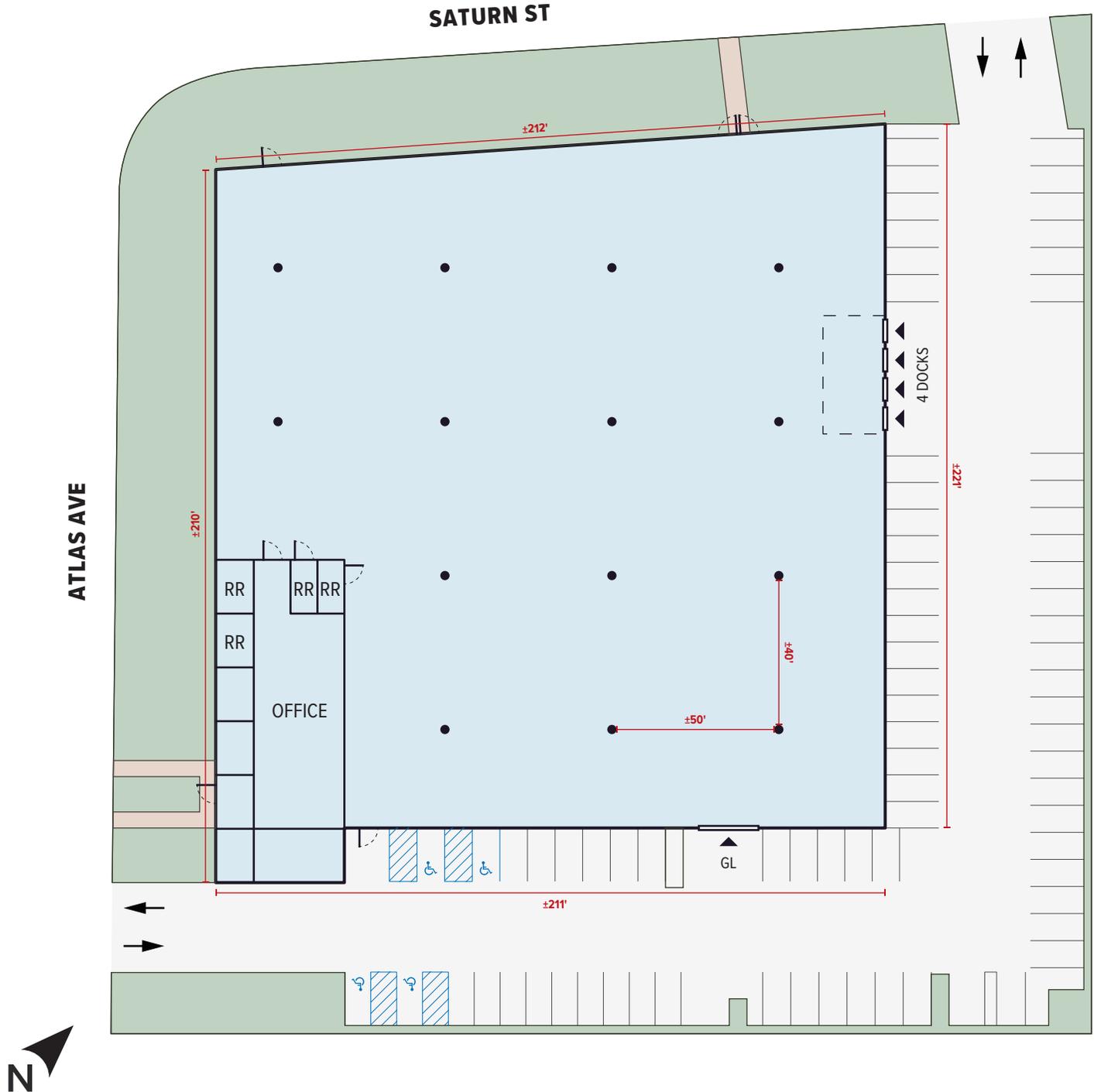
Notes: Call brokers for commission information. Buyer/tenant to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes. Buyer/tenant to obtain business license and confirm zoning and use prior to waiver of contingencies.



**INDUSTRIAL FOR
SALE/LEASE**

±45,225 SF BUILDING ON ±90,541 SF LAND

521 ATLAS AVE, MONTEREY PARK, CA 91755



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

FOR MORE INFORMATION, PLEASE CONTACT



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