



SITE

PHASE 1

FOR LEASE
±16,051 SF
FOOD PROCESSING,
COLD STORAGE,
AND DISTRIBUTION
FACILITY

1115-1117
W OLYMPIC BLVD
MONTEBELLO, CA 90640

PRICING SUMMARY:

LEASE RATE ▶ TBD



**INDOOR/OUTDOOR
EMPLOYEE AND
CORPORATE LUNCH AREA**



**BUILDING TO BE
COMPLETELY
REFURBISHED TO SUIT**



**ON SITE LOGISTICS
AND FACILITY
COORDINATOR FOR
TRUCK LOADING**



**NEW LED
LIGHTING
THROUGHOUT**



**24/7/365 SECURITY
GUARDS ON SITE AND
INCLUDED**

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LEE & ASSOCIATES
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LA IG BACCI • TSAPARIAN • GORMLY
INDUSTRIAL GROUP

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LEE-ASSOCIATES.COM

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±16,051 SF of Food Processing, Cold Storage, and Distribution Facility

1115 - 1117 W OLYMPIC BLVD • MONTEBELLO

HIGHLIGHTS

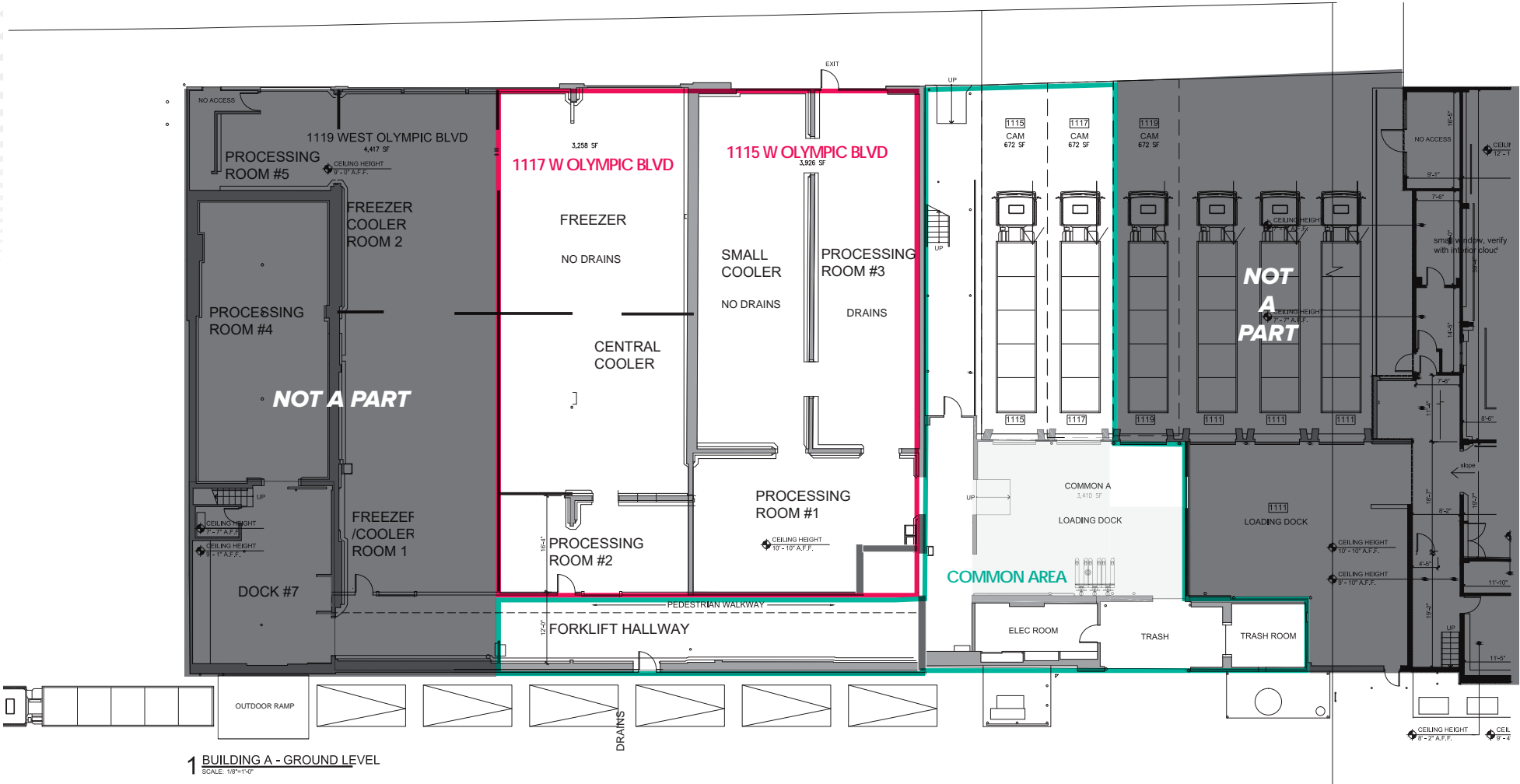
- During Phase I, Landlord, a Professional Food Processing Builder, Delivered a Custom Turn-Key USDA/SQF Compliant Building to a Leading Food Processor and is Doing it Again in Phase II
- Building to be Completely Refurbished to suit
- Processing (37-50° F), Cooling (27-32° F), and Freezer (-10° F), and Dry Storage Customized Throughout
- Separate His/Hers Changing Rooms, Lockers, and Bathrooms
- Indoor/Outdoor Employee and Corporate Lunch Area
- Freezers, Coolers and Floor Drains included
- High Image office and Modern Workspace with Conference Rooms, Waiting area and Test Kitchen
- 24/7/365 Security Guards on Site and Included
- On Site Logistics and Facility Coordinator for Truck Loading
- USDA & SQF Turnkey Facility will be Delivered
- Temperature Controlled Loading Dock with Insulated Dock Doors
- Interlocking Insulated Paneling Throughout
- Floor Drains Lead to USDA Compliant Clarifier and Sample Box
- Fully Customizable Water hookups and Electrical Drop Locations (110V, 220V, 240V) & Charging Stations
- New LED Lighting Throughout
- New USDA Compliant Epoxy Flooring
- Trash Room & Alley Access



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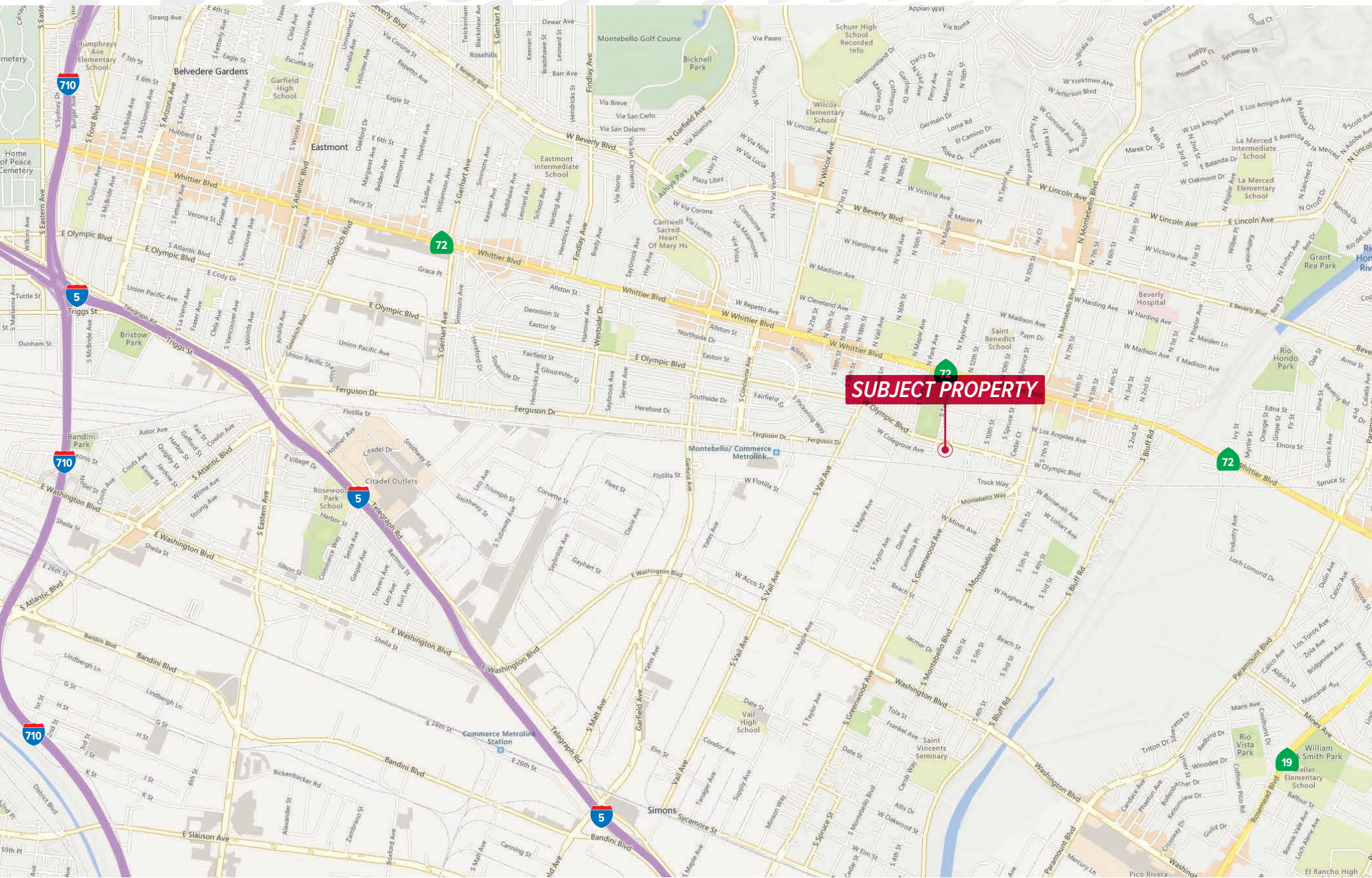
FIRST FLOOR SITE PLAN



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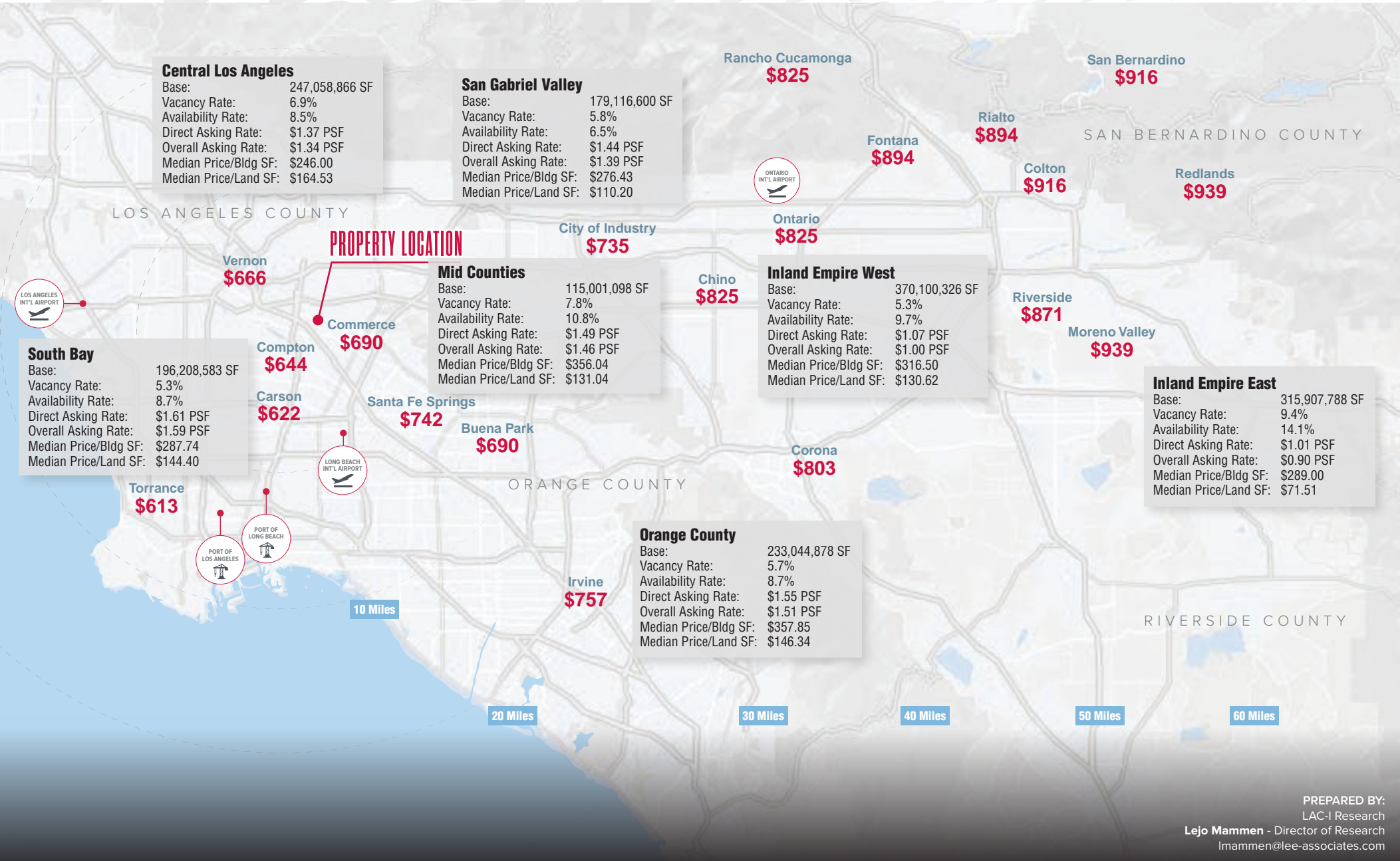
LOCATION MAP



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Q1 2025 | LA BASIN MARKET SUMMARY & DRAYAGE MAP



PREPARED BY:
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DEMOGRAPHIC MAP



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
806,985	3,380,705	5,920,597	8,279,544



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$92,087	\$105,566	\$126,026	\$134,290



EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
391,532	1,155,060	2,469,351	3,500,770

DRIVING DISTANCE FROM PROPERTY



DTLA
10 Miles



LAX
24 Miles



LA & LB PORTS
25 Miles

