

FOR SALE

OFFERING
MEMORANDUM

**FREESTANDING ±15,300 SQF
INDUSTRIAL BUILDING**



2110 EDWARDS AVE.,

SOUTH EL MONTE, CA. 91773

No warranty or representation is made to the accuracy of the forgoing information. Term of sale and availability are subject to change or withdraw without notice.

**WeTrust
Realty**
DRE: 02123613

FOR MORE INFORMATION:

Calvin Lu

Associate Broker, MBA

Cell: 626-688-2388

calvinlu@yahoo.com

DRE#01142198



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DRE 02122613

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INVESTMENT HIGHLIGHTS

The Offering

2110 Edwards Avenue is a well-located $\pm 15,300$ SF freestanding industrial building situated on a $\pm 29,473$ SF lot (± 0.677 acres) in the City of South El Monte, California. Positioned near the 60 and 10 Freeways, the property provides excellent regional accessibility for logistics, distribution, and light industrial users. The building offers a flexible layout that includes office, light manufacturing, and showroom areas within an open floor plan. Key features include:

- $\pm 16'$ clear height
- Three (3) total roll-up doors — two located on the side of the building and one at the rear
- Nine (9) dedicated parking spaces in front
- Private gated entry securing the entire premises

Ideal for manufacturing, assembly, storage, and fulfillment operations

In addition to the main building, the property includes two heavy-duty, detached steel carports providing additional covered storage of total estimated 4,879 SF:

Carport A: $\pm 3,142$ SF with $\pm 19'$ clear height

Carport B: $\pm 1,737$ SF with $\pm 19'$ clear height

These structures are ideal for merchandise storage, equipment, or overflow operational needs. The property is currently occupied by the seller and can be delivered per negotiated terms.

For more information or to schedule a tour, please contact the listing agent.



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PROPERTY PROFILE

PROPERTY INFORMATION

Building SQFT:	~ 15,300 sqft
Lot Size:	29,473 sqft
Demographics:	City of South EL Monte
Clear Heights:	16'
Ground Level Doors:	3
Parking:	9
Year Build:	1964
Property Type:	Commercial / Industrial
Zoning:	SEM*
Use Code:	Light Industrial
Yard:	Fenced and Private
Parcel Number:	8103-019-024
Property County:	Los Angeles County
Power:	3 Phases

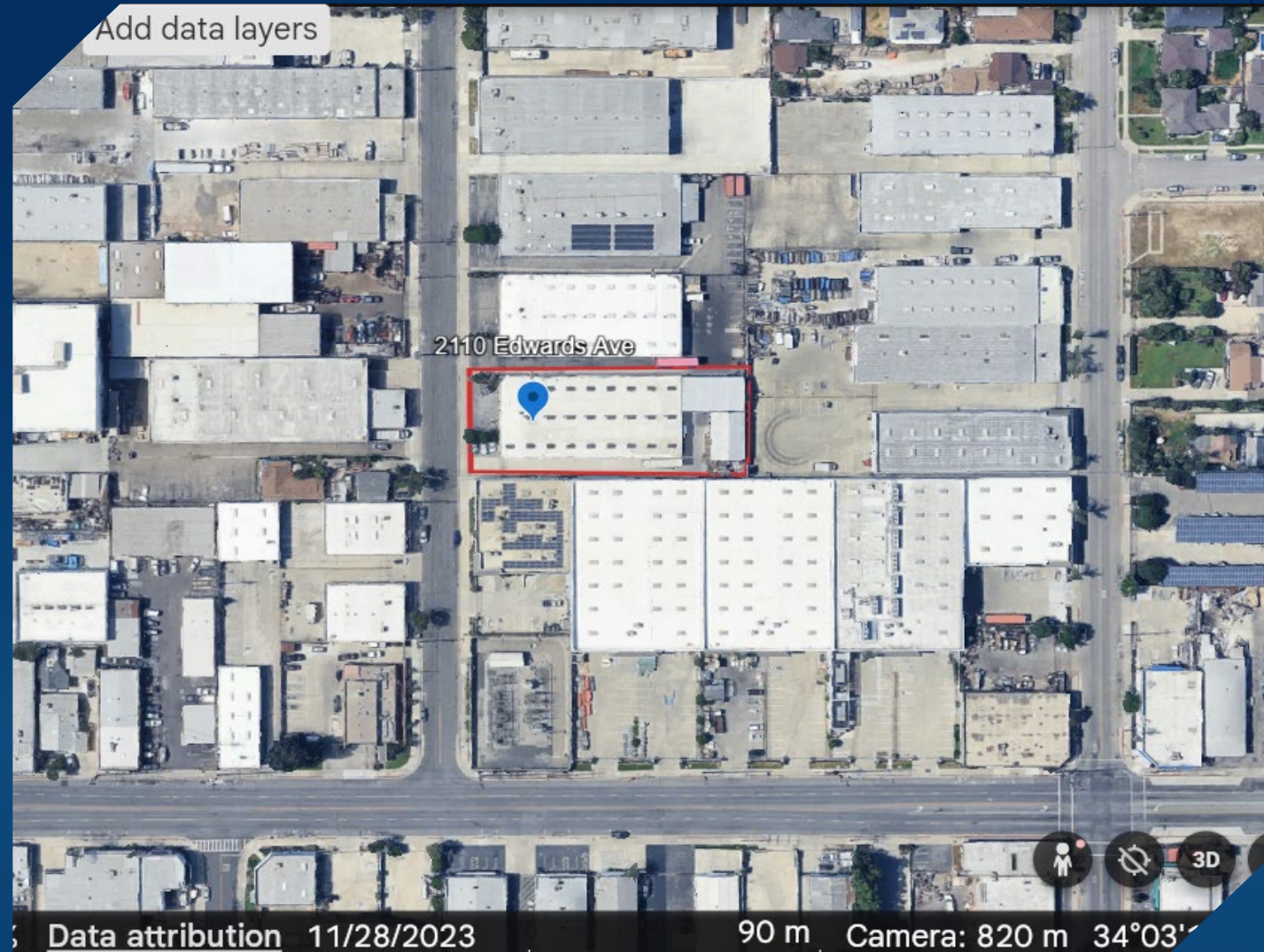
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AERIAL VIEW

Source: Google Earth Pro



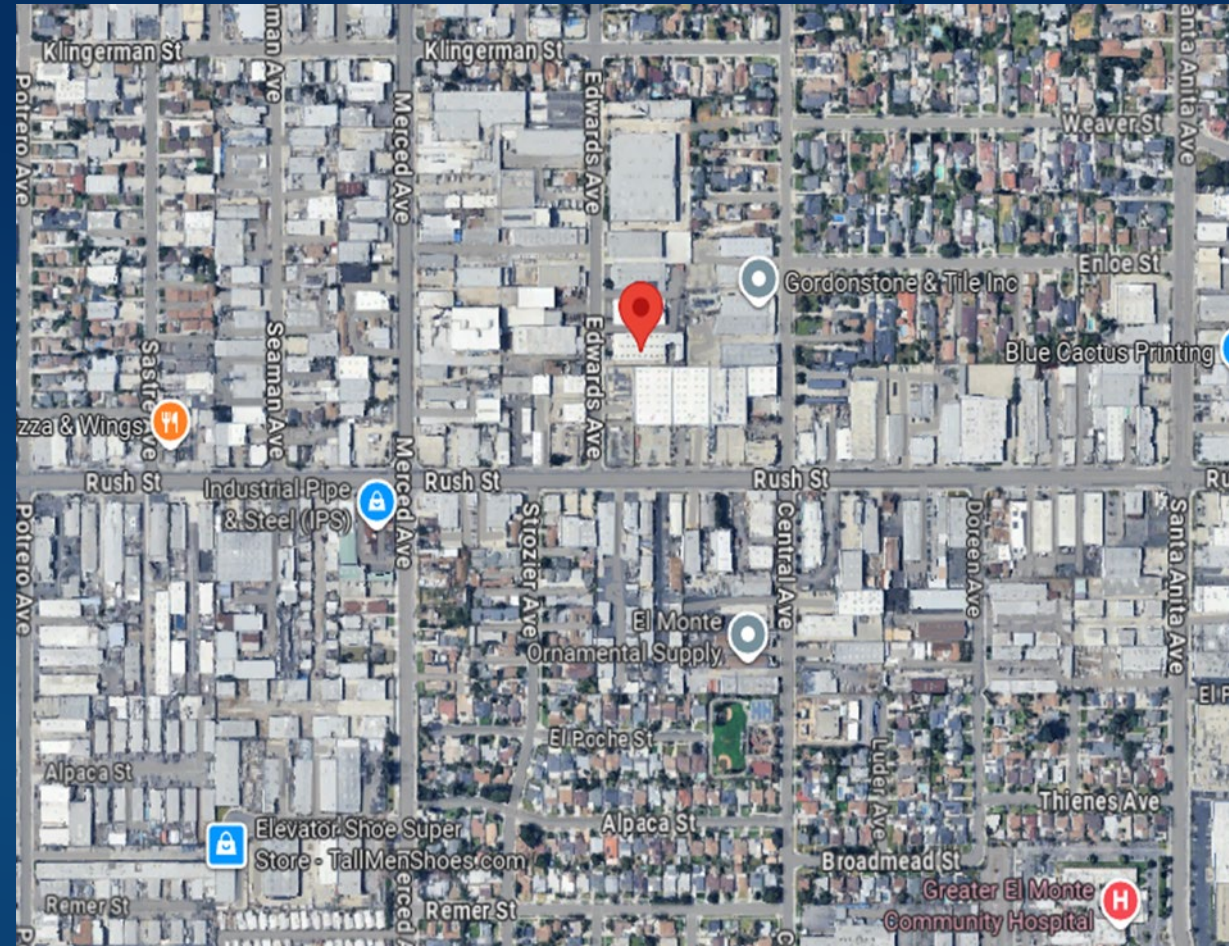
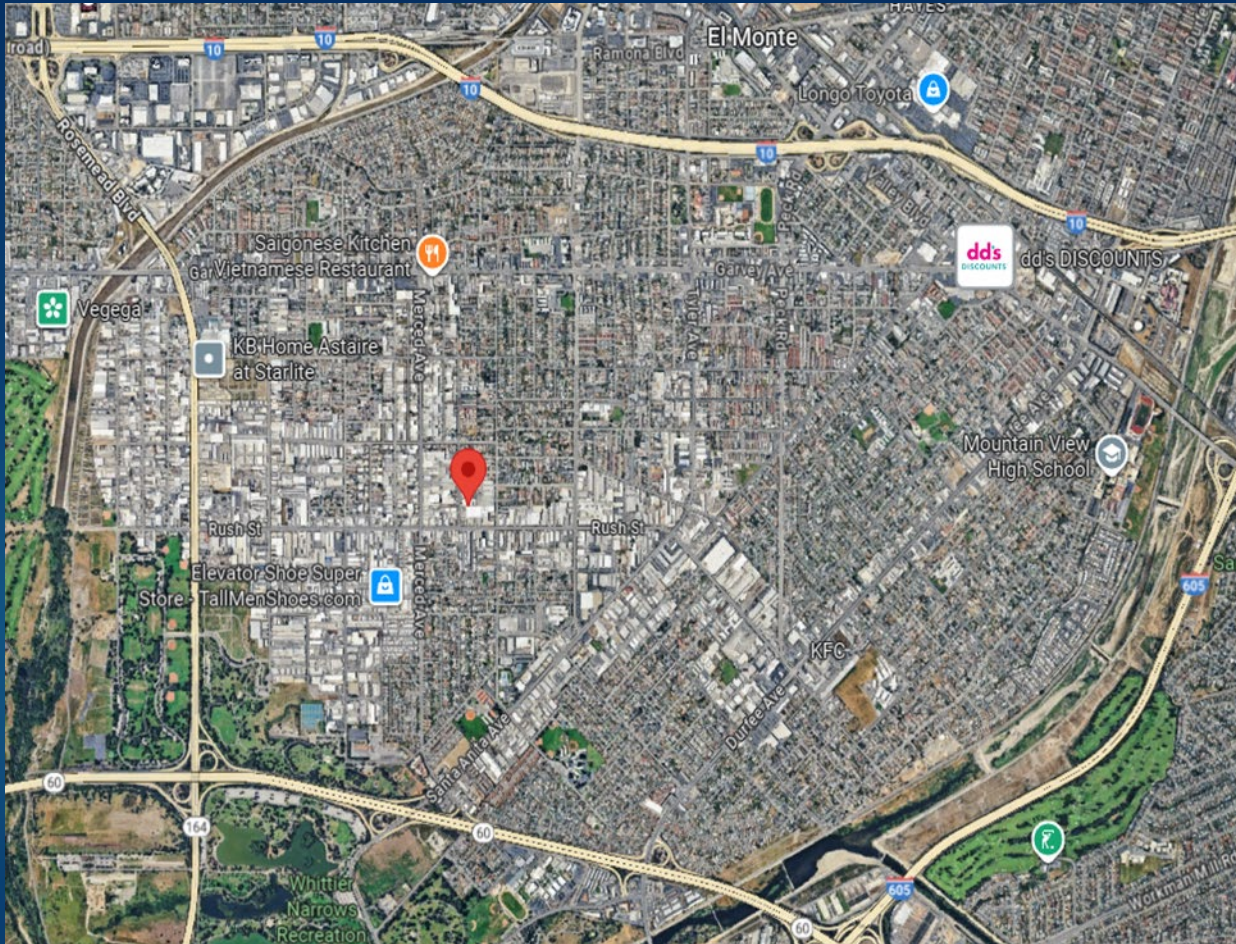
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LOCATION MAP

Source: Google Map



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