

15 15- 1535

GAGE ROAD

MONTEBELLO, CA 90640

PRICE REDUCED!



For Sublease

± 122,657 SQ. FT. INDUSTRIAL BUILDING

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

IA IG BACCI • TSAPARIAN • GORMLY
INDUSTRIAL GROUP



Property HIGHLIGHTS



Large Fenced Yard
With Additional Trailer
Storage



24' Clearance



Calculated Fire
Sprinklers



12 Dock High Positions
with Levelers



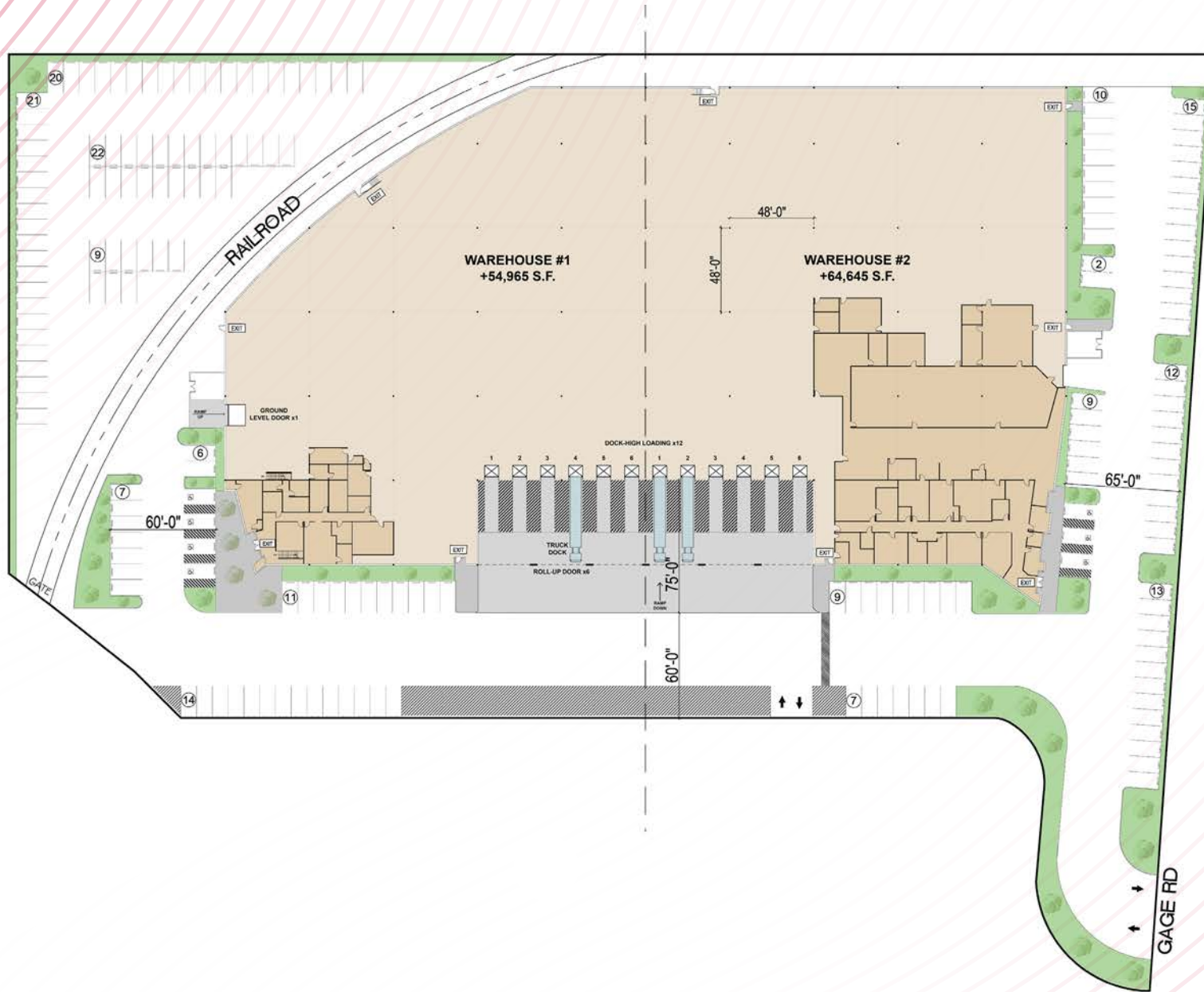
1 Large Ground
Level Door



Rail Possible

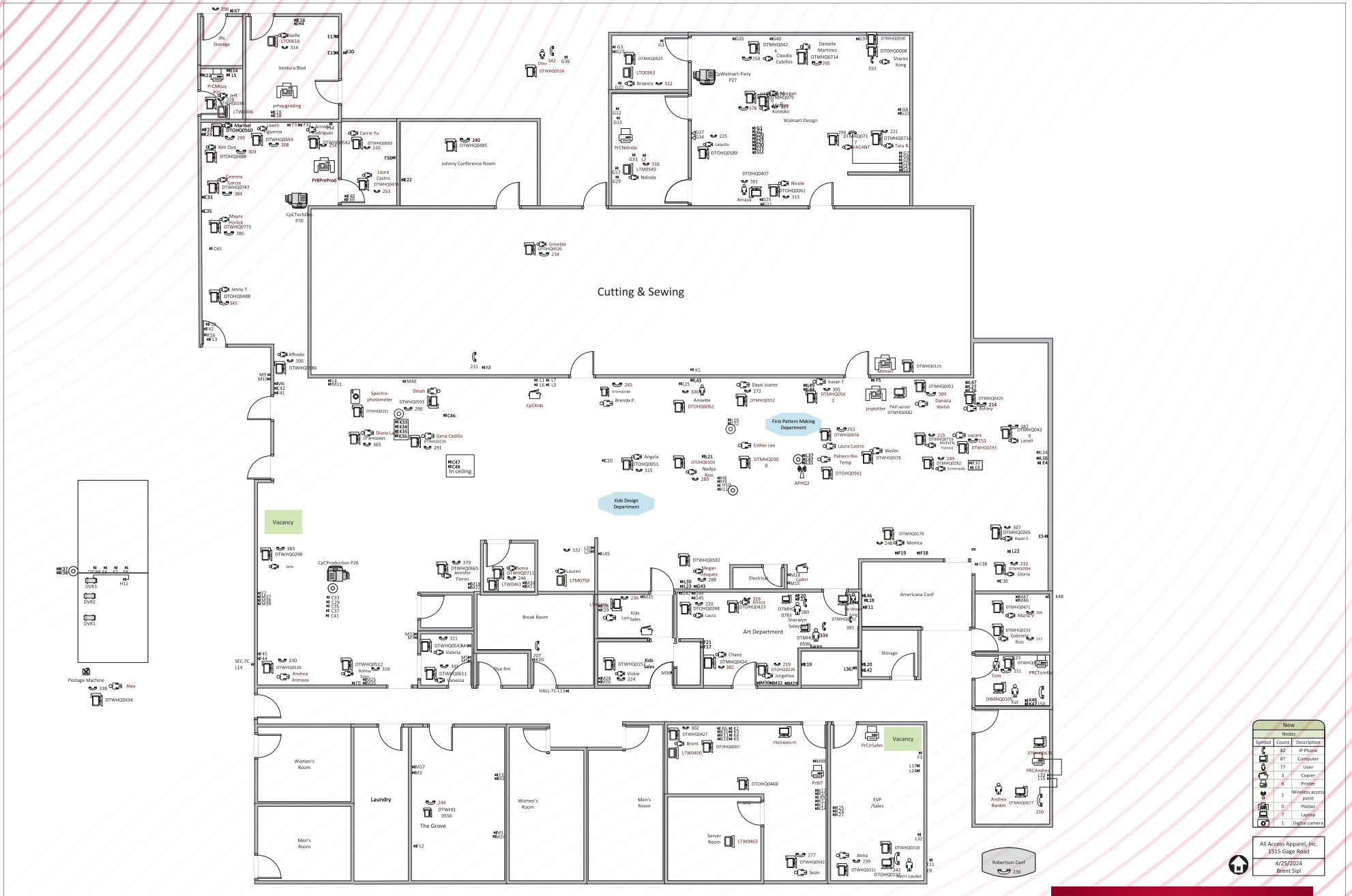
Pricing SUMMARY

Lease Rate: **\$1.19 PSF/Mo NNN**
Op.Ex: \$0.18



SITE PLAN

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

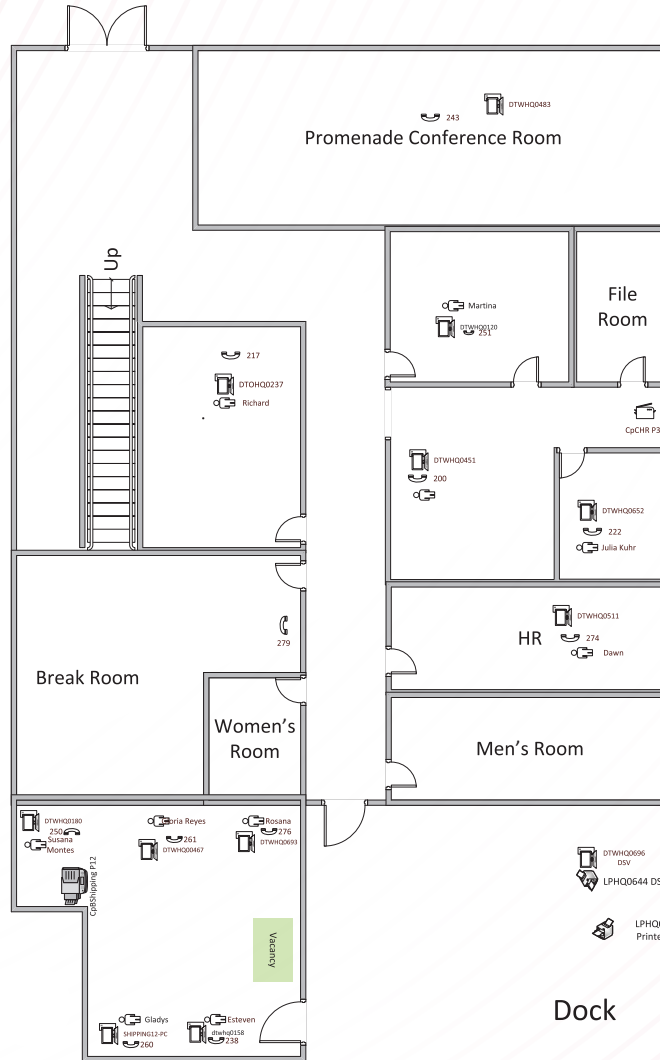
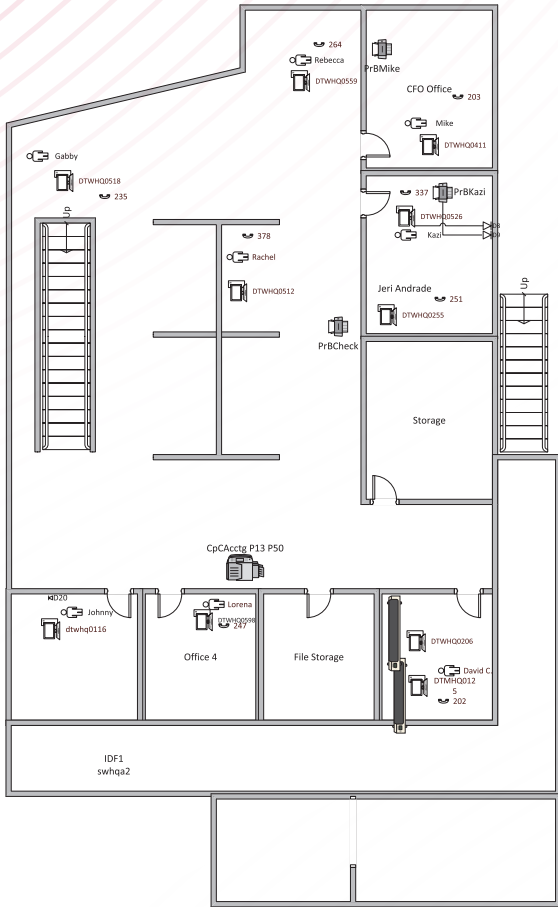


1515 GAGE RD FLOOR PLAN

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

1ST FLOOR

2ND FLOOR



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

1535 GAGE RD
FLOOR PLAN

15 15-1535

GAGE
ROAD

AVAILABLE SF

±122,657 SF

LAND SIZE

±229,370 SF / ±5.27 Ac

PARCEL NO

6354-026-013

USE

Manufacturing

ZONING

MNM2

YEAR BUILT

1987



Property
PHOTOS



Property
PHOTOS





Property
PHOTOS





Property
PHOTOS

LOCATION



Central Los Angeles

Base: 245,415,079 SF
Vacancy Rate: 6.3%
Availability Rate: 8.7%
Direct Asking Rate: \$1.35 PSF
Overall Rate: \$1.35 PSF
Median Price/Bldg SF: \$246.49
Median Price/Land SF: \$175.68

San Gabriel Valley

Base: 179,266,354 SF
Vacancy Rate: 5.9%
Availability Rate: 7.7%
Direct Asking Rate: \$1.58 PSF
Overall Rate: \$1.56 PSF
Median Price/Bldg SF: \$349.28
Median Price/Land SF: \$133.72

Mid Counties

Base: 114,577,384 SF
Vacancy Rate: 5.5%
Availability Rate: 8.5%
Direct Asking Rate: \$1.61 PSF
Overall Rate: \$1.59 PSF
Median Price/Bldg SF: \$277.12
Median Price/Land SF: \$152.19

Inland Empire West

Base: 355,896,866 SF
Vacancy Rate: 6.1%
Availability Rate: 11.7%
Direct Asking Rate: \$1.46 PSF
Overall Rate: \$1.39 PSF
Median Price/Bldg SF: \$307.13
Median Price/Land SF: \$125.66

Inland Empire East

Base: 313,317,611 SF
Vacancy Rate: 8.7%
Availability Rate: 12.6%
Direct Asking Rate: \$1.17 PSF
Overall Rate: \$1.05 PSF
Median Price/Bldg SF: \$270.86
Median Price/Land SF: \$79.26

South Bay

Base: 196,096,245 SF
Vacancy Rate: 4.9%
Availability Rate: 7.2%
Direct Asking Rate: \$1.69 PSF
Overall Rate: \$1.64 PSF
Median Price/Bldg SF: \$283.35
Median Price/Land SF: \$144.90

Orange County

Base: 234,611,459 SF
Vacancy Rate: 4.4%
Availability Rate: 7.4%
Direct Asking Rate: \$1.65 PSF
Overall Rate: \$1.63 PSF
Median Price/Bldg SF: \$370.99
Median Price/Land SF: \$151.44

1515-1535 CAGE RD



10 Miles

20 Miles

30 Miles

40 Miles

50 Miles

60 Miles

70 Miles

80 Miles

Q2 2024 LA BASIN MARKET SUMMARY & DRAYAGE MAP

PREPARED BY:
LAC-I Research
Lejo Mammen - Director of Research
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Sources: LAC-I Research, CoStar
This survey includes data on industrial properties exceeding 5,000 square feet in size.

DEMOGRAPHICS



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
618,582	2,893,618	6,117,729	8,517,606



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$105,498	\$107,400	\$116,445	\$129,779

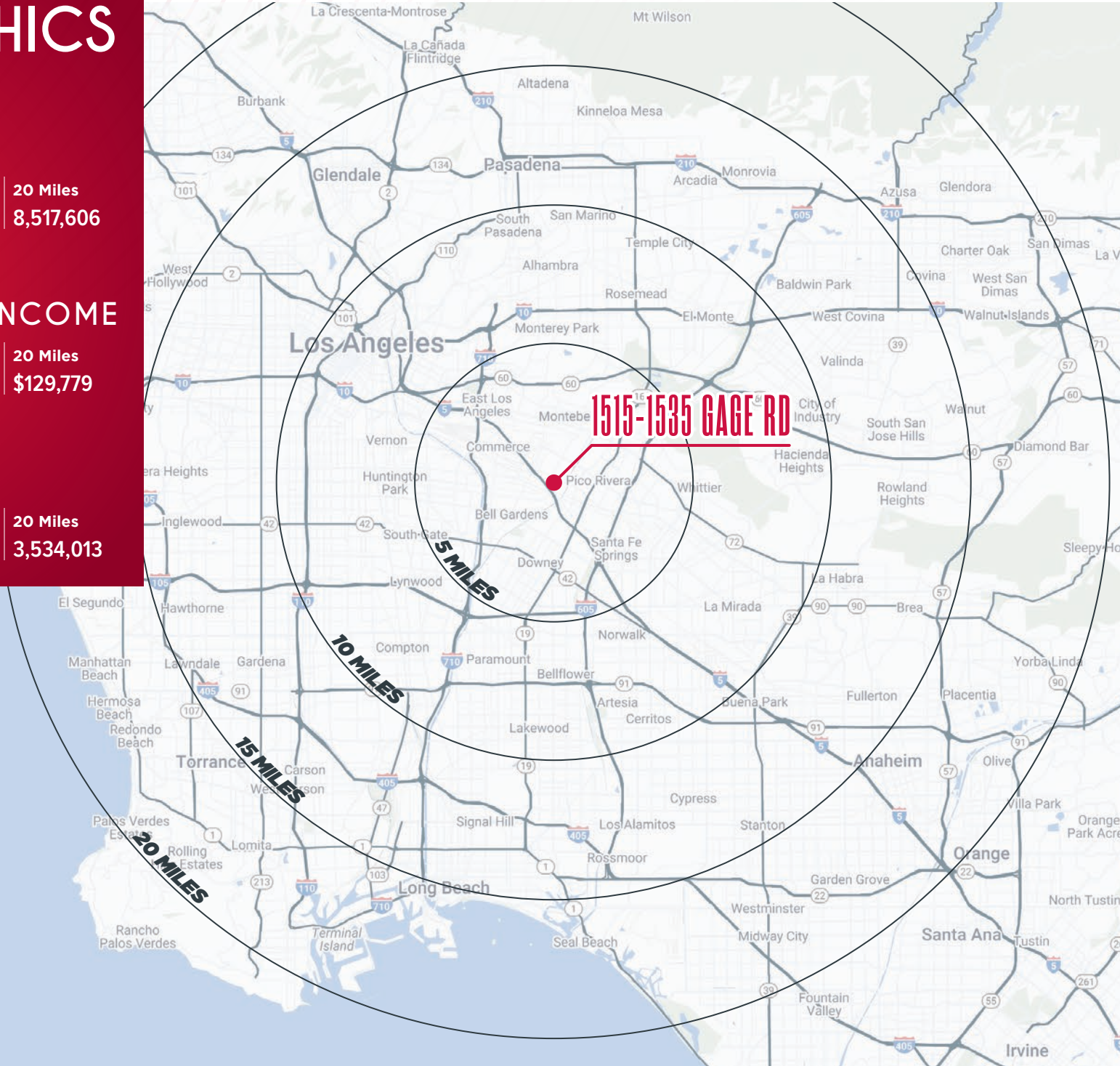


EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
231,965	1,018,363	2,207,553	3,534,013

DRIVING DISTANCE FROM PROPERTY

DTLA: 11 MILES
KOREATOWN: 15 MILES
WEST HOLLYWOOD: 18 MILES
CULVER CITY: 18 MILES
PASADENA: 19 MILES
BEVERLY HILLS: 19 MILES
SANTA MONICA: 25 MILES
LAX: 22 MILES
LA & LB PORTS: 21 MILES



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