

# .ROCKLAND

BUSINESS PARK

2222 ROSEMEAD BOULEVARD  
SOUTH EL MONTE, CA 91733



NEWMARK

139,514 SF | 42' Ceilings | New Construction

# Property Details

Available SF	139,514 SF
Office SF	1st Floor Office: 1,893 SF 2nd Floor Office: 8,928 SF
Land AC	5.14 AC
Clear Height	42'
Loading	13 DH / 1 GL
Power	4,000 Amps
Notes	Additional Space Available: 1st Floor Retail: 7,879 SF 3rd Floor Office: 9,484 SF





# Site Plan

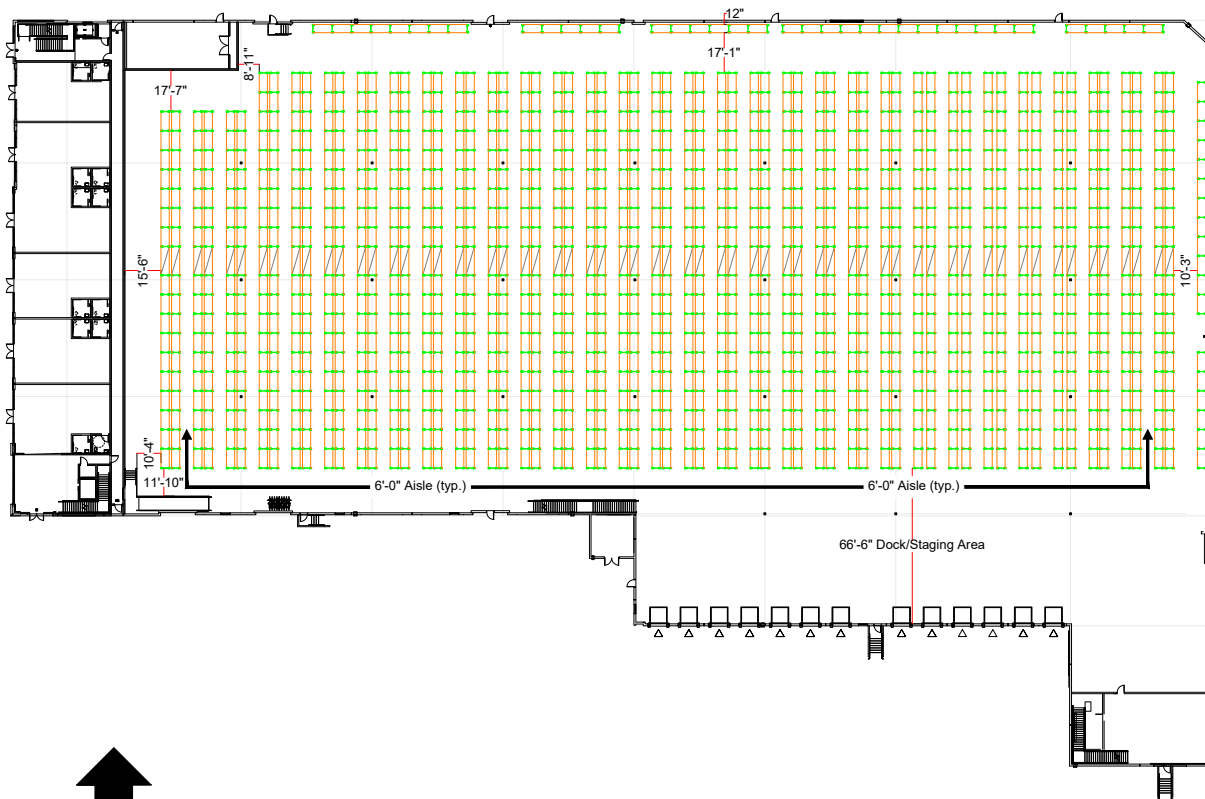


# Racking Plan

## 42' Clear Advantage: Less than 1% of all warehouse spaces in a 20 mile radius have 42' ceilings.

Elevate your operations with innovative storage solutions designed to give your business a competitive edge.

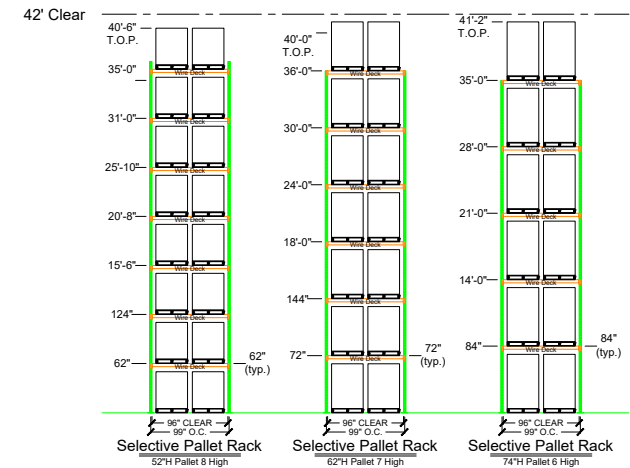
Featuring a 42' clear height, our facility maximizes cubic capacity by an impressive 15-25% over a 36' clear height.



## 42' CLEAR HEIGHT

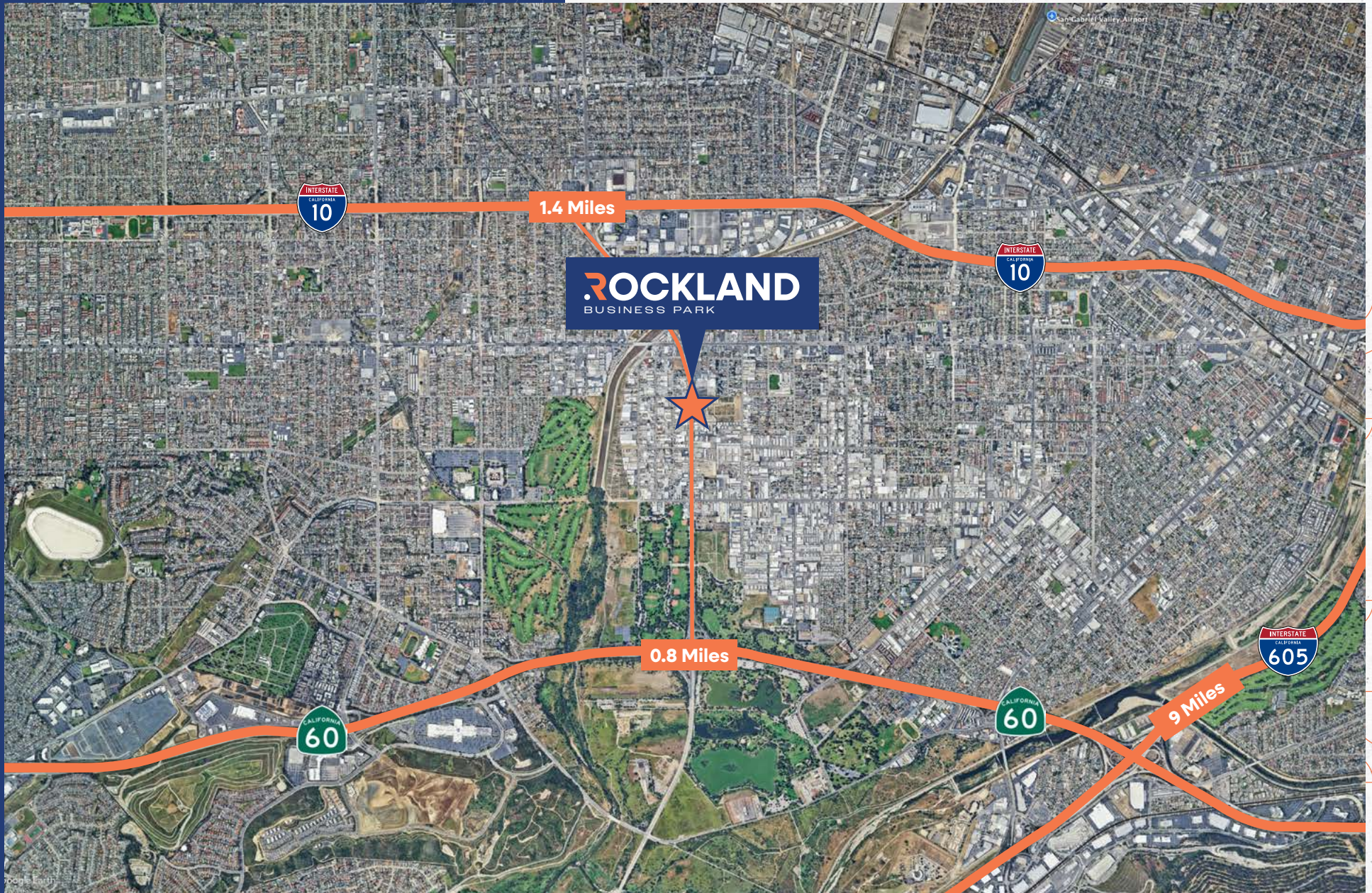
139,514 SQFT

Number of Bays	Pallet Height	Pallet Positions
1,283	52"	20,466
	62"	17,838
	74"	15,396





# Freeway Access





# Property Aerial





# Property Aerial





# Location Map

 **10 Freeway** 1.4 Miles

 **60 Freeway** 0.8 Miles

 **605 Freeway** 9 Miles

 **710 Freeway** 12 Miles

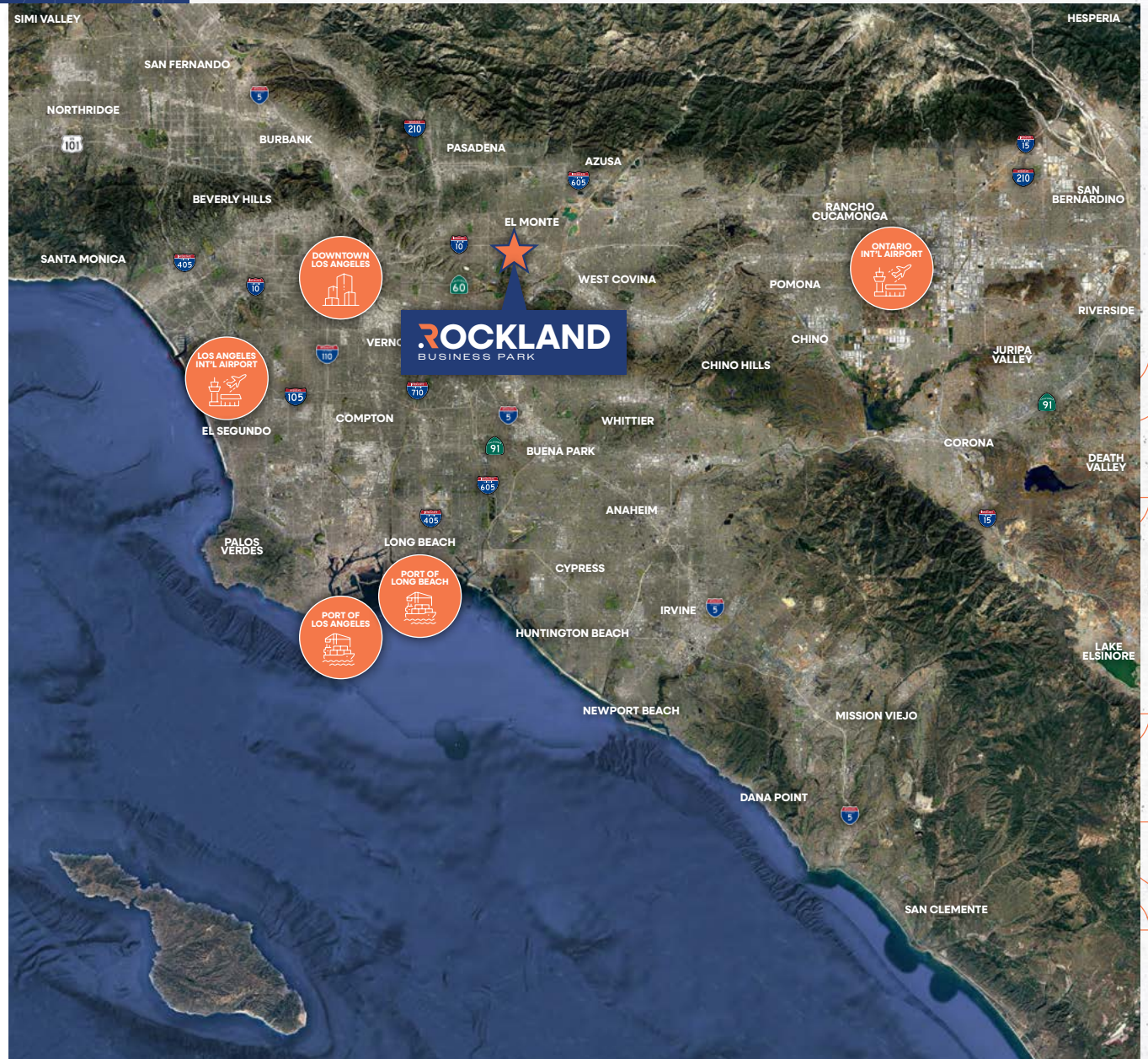
 **Downtown Los Angeles** 13 Miles

 **Ontario Int'l Airport** 31 Miles

 **Port of Long Beach** 30 Miles

 **Port of Los Angeles** 31 Miles

 **Los Angeles Int'l Airport** 29 Miles



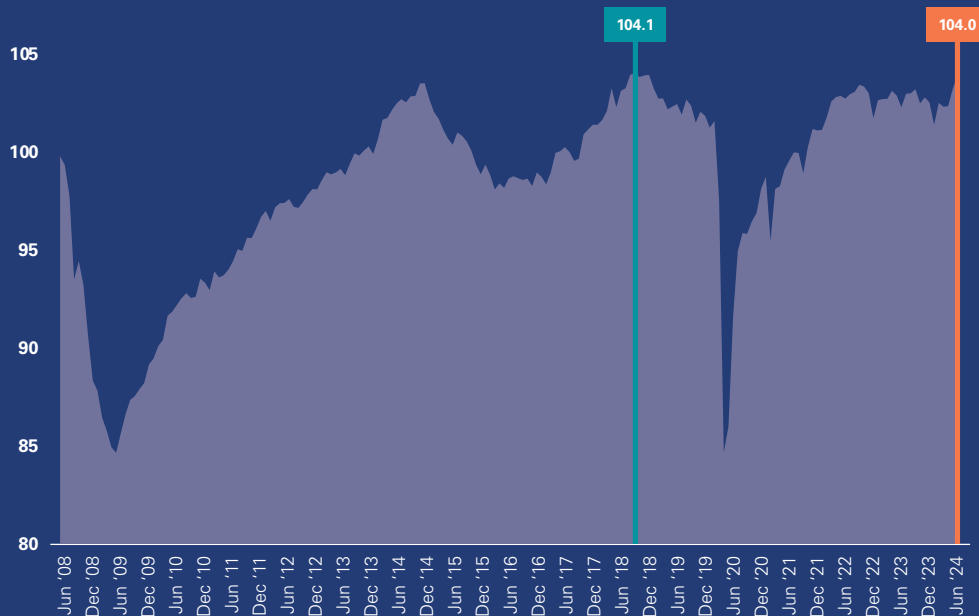


# Advanced Manufacturing

While challenges and obstacles exist, it is undeniable that a structural shift in where goods are produced and how they are distributed to the end-consumer is fundamentally driving a wave of manufacturing growth in North America that will have effects for decades to come.

In the first quarter of 2024, manufacturing accounted for 10.1% of total U.S. GDP, fluctuating only slightly since 2019. Manufacturing's GDP share is likely to rise as new facilities come online due to significant investment and construction already underway. Total industrial production has already reached a new cyclical high as of June 2024 and is on track to outperform the previous cycle peak of 2018.

TOTAL U.S. INDUSTRIAL PRODUCTION

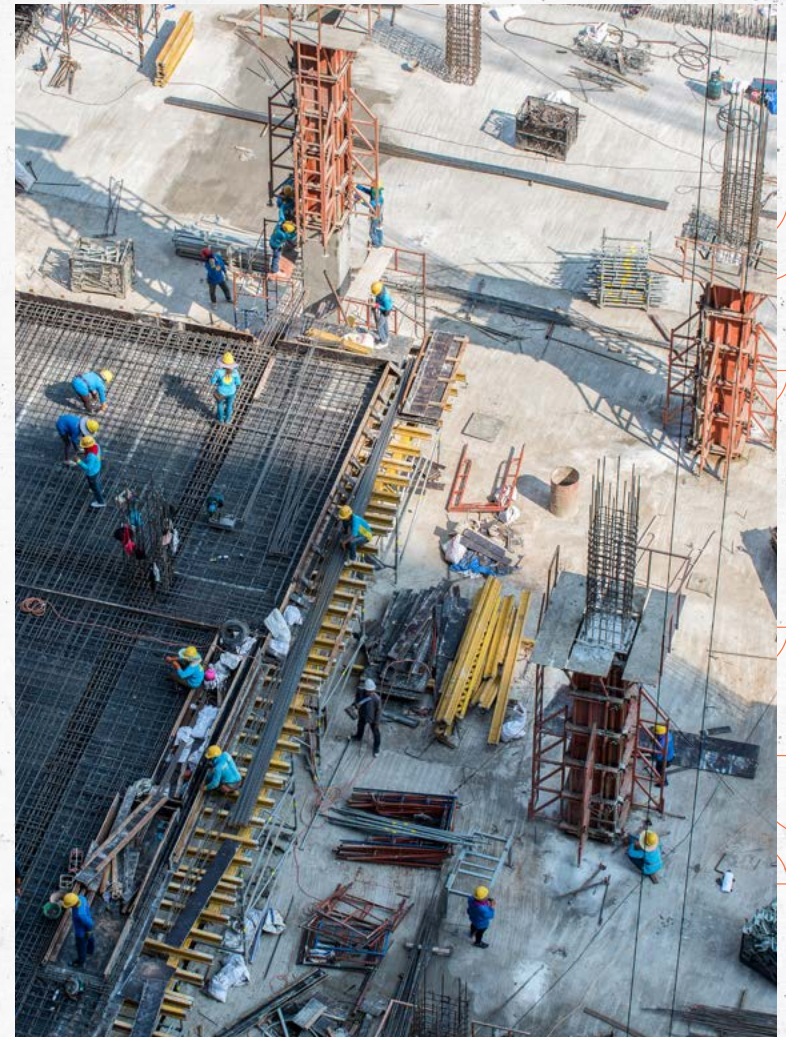


Source: FRED, Index 2017=100, Seasonally Adjusted. Total industrial production includes utilities, manufacturing and mining.

Additional sources: Newmark Global Strategy, Site Selectors Guild, ARK Invest, ARCO Design/Build, U.S. Department of Commerce, Jay Turner, Wellesley College

The macro shift in global production is emerging as the second great industrial market disruptor of the 21st century, following the rise of e-commerce, and arguably one that will be even more impactful because of manufacturing's economic multiplier.

[CLICK TO VIEW FULL MANUFACTURING MOMENTUM SERIES](#)





# .ROCKLAND

BUSINESS PARK



2222 ROSEMEAD BOULEVARD  
SOUTH EL MONTE, CA 91733

Exclusively Listed By:

**Mark Repstad**

Executive Managing Director  
t 213-596-2282  
mark.repstad@nmrk.com  
CA RE Lic. #01492673

**Rob Castro**

Associate  
t 657-532-8400  
rob.castro@nmrk.com  
CA RE Lic. #02169325



**NEWMARK**

Corporate License #01355491

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.