

FOR LEASE
±5,025 SF
BUILDING ON
±9,339 SF OF LAND

1100
W OLYMPIC BLVD
MONTEBELLO • CA 90640

PRICING SUMMARY:
LEASE RATE ▶ TBD

OLYMPIC BLVD

S GREENWOOD AVE



**2 LARGE, PRIVATE
FENCED YARDS**



**FLEXIBLE TEMPS
(COOL, FREEZE, PROCESS)**



**FORMER USDA
FACILITY**



**ADD'L COLD STORAGE &
FOOD PROCESSING AVAIL**



**GREAT EXPOSURE
ON OLYMPIC BLVD**

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**IA
IG** BACCI • TSAPARIAN • GORMLY
INDUSTRIAL GROUP

Lee & Associates - Los Angeles Central | CORP ID 01125429
5675 Telegraph Road Suite 300, Los Angeles, CA 90040

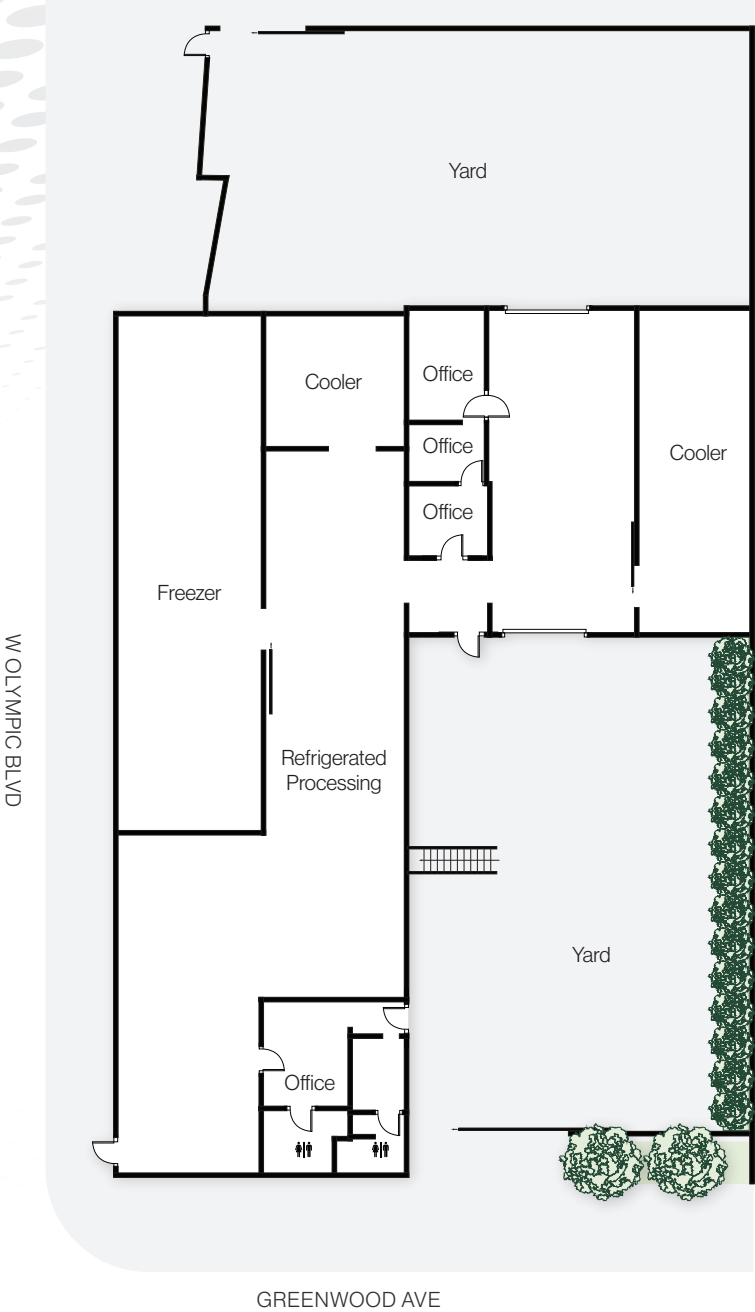
LEE-ASSOCIATES.COM

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±5,025 SF Freestanding Building for Lease

1100 W OLYMPIC BLVD • MONTEBELLO

SITE PLAN



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

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FOR SALE
LEE & ASSOCIATES
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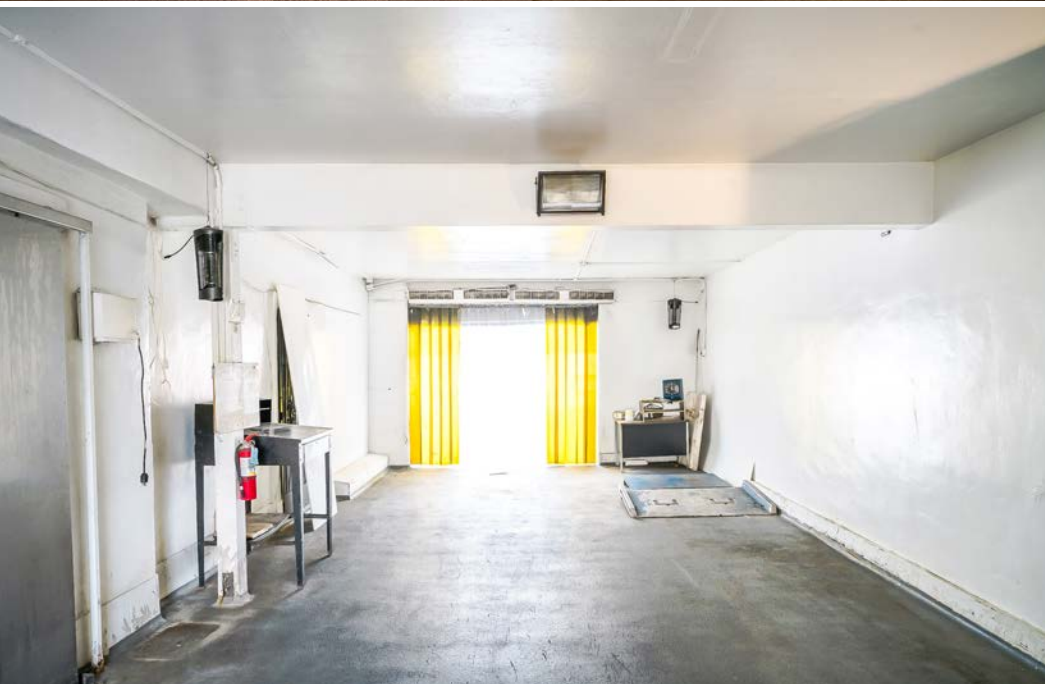
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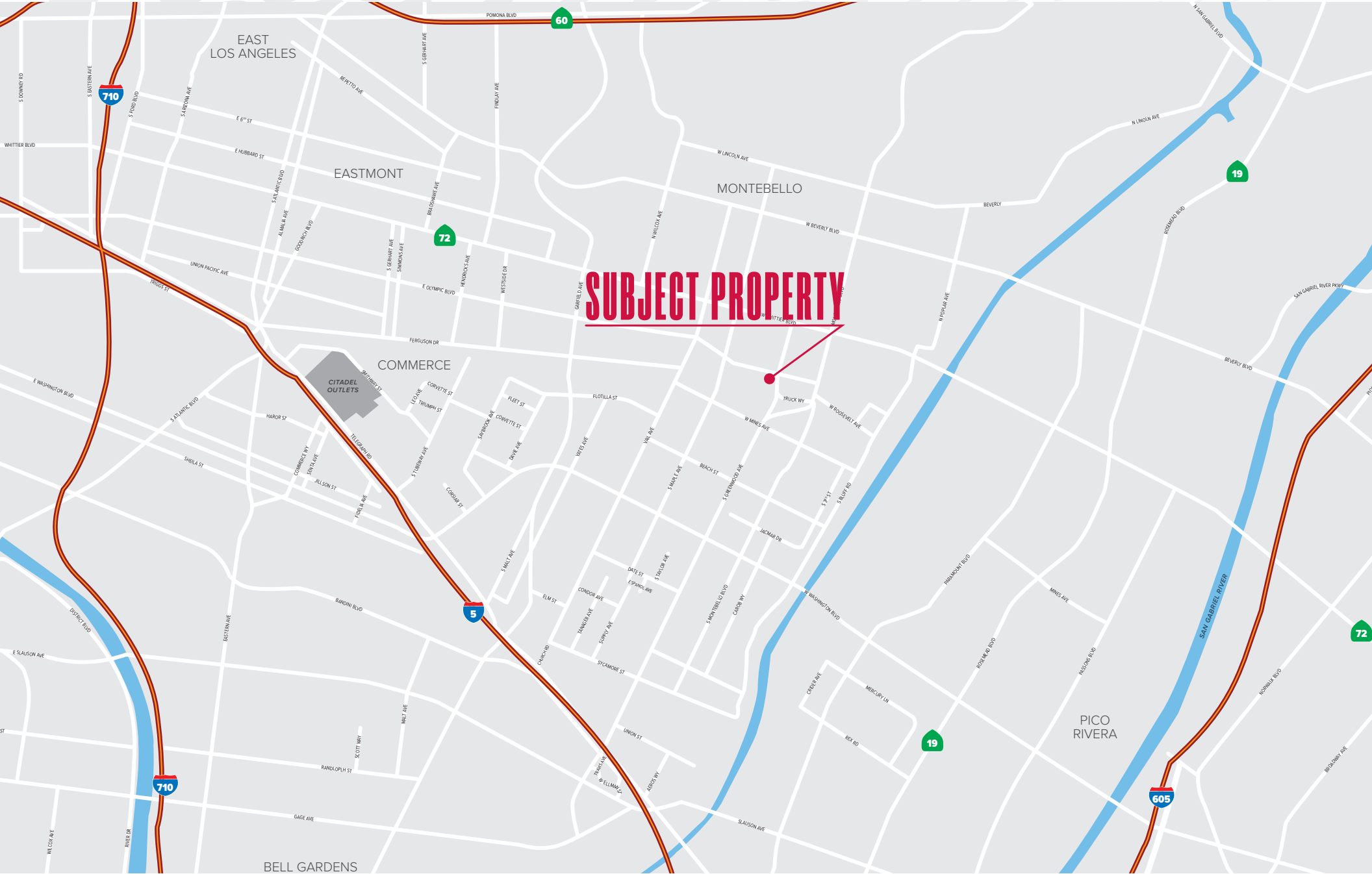
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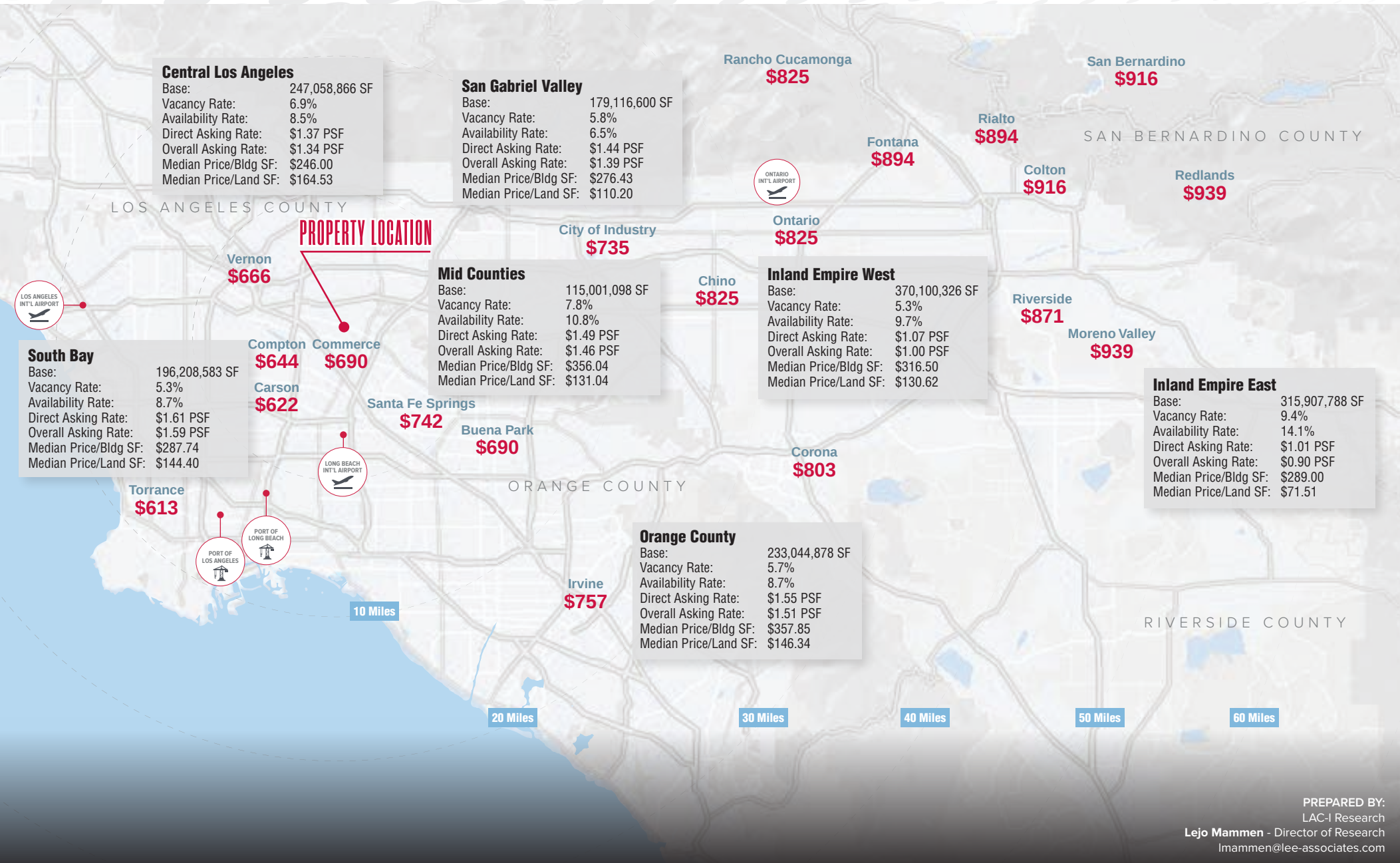
LOCATION MAP



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Q1 2025 | LA BASIN MARKET SUMMARY & DRAYAGE MAP



PREPARED BY:

LAC-I Research

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DEMOGRAPHIC MAP



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
598,520	2,874,310	5,900,988	8,389,294



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$103,260	\$107,588	\$117,786	\$131,434



EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
230,893	1,030,793	2,199,540	3,553,798

DRIVING DISTANCE FROM PROPERTY

DTLA: 10 MILES
KOREATOWN: 13 MILES
WEST HOLLYWOOD: 17 MILES
CULVER CITY: 17 MILES
PASADENA: 12 MILES
BEVERLY HILLS: 19 MILES
SANTA MONICA: 23 MILES
LAX: 22 MILES
LA & LB PORTS: 21 MILES

