

~~18~~ SOLD 11/13/28 - ~~283~~ ³³

**Ashwill
Associates**
COMMERCIAL REAL ESTATE

Ashwill Associates

21680 Gateway Center Drive, Suite 310 Diamond Bar, CA 91765 | 626-854-3700

Available SF 6,000 SF

Industrial For Sale

Building Size 6,000 SF



Address:

2531 Seaman Ave, South El Monte, CA 91733

Cross Streets:

Seaman Ave/Fern St

100% Remodeled Throughout
Gated and Fenced Side and Back Yard
Block Construction with 15' Minimum Clearance

Sale Price: \$1,775,000.00
Sale Price/SF: \$295.83
Available SF: 6,000 SF
Prop Lot Size: 0.28 Ac / 12,131 SF
Taxes:
Yard: No
Zoning: M

Sprinklered: No
Clear Height: 15'
GL Doors/Dim: 2 / 12'x14'
DH Doors/Dim: 0
A: 200 V: 240 O: 3 W: 3
Construction Type: Masonry
Const Status/Year Blt: Existing / 1973R25

Whse HVAC: No
Parking Spaces: 10 / Ratio: 1.7:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 552 SF / 2
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available:
Unfinished Mezz: 0 SF
Include In Available:
Possession: COE
Vacant: Yes
To Show: See notes
Market/Submarket: West SGV
APN#: 8102-007-001

Listing Company: Ashwill Associates
Agents: [David Brackmann 626-363-7858](mailto:david@ashwill.com)
Listing #: 43484122
Notes: Email david@ashwill.com to show.

Listing Date: 10/02/2025

FTCF: CB000N000S225

**Ashwill
Associates**
COMMERCIAL REAL ESTATE

David Brackmann
david@ashwill.com
626-363-7858

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SOLD 11/26/18 - \$293⁰³

**Ashwill
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COMMERCIAL REAL ESTATE

Ashwill Associates

21680 Gateway Center Drive, Suite 310 Diamond Bar, CA 91765 | 626-854-3700

Available SF 5,880 SF

Industrial For Sale

Building Size 5,880 SF



Address:

2119 Seaman Ave, South El Monte, CA 91733

Cross Streets:

Seaman Ave/Rush St

100% Remodeled
+/-5,000 S.F. Stucco and +/-880 S.F. Block Building
Concrete Paved Front, Driveway and Rear Yard

Sale Price: \$1,698,000.00
Sale Price/SF: \$288.78
Available SF: 5,880 SF
Prop Lot Size: 0.29 Ac / 12,580 SF
Taxes:
Yard: Fenced / Paved
Zoning: M

Sprinklered: No
Clear Height: 12' - 14'
GL Doors/Dim: 4
DH Doors/Dim: 0
A: 200 V: 240 O: W:
Construction Type: Framed
Const Status/Year Blt: Existing / 1958R25

Whse HVAC: No
Parking Spaces: 10 / **Ratio:** 1.7:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 470 SF
Restrooms: 2
Office HVAC: Yes
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: Yes
To Show: Call broker
Market/Submarket: West SGV
APN#: 8102014014

Listing Company: Ashwill Associates
Agents: [David Brackmann 626-363-7858](mailto:david@ashwill.com)
Listing #: 43161721
Notes: Email david@ashwill.com to show.

Listing Date: 08/13/2025

FTCF: 000N00S250

**Ashwill
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COMMERCIAL REAL ESTATE

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