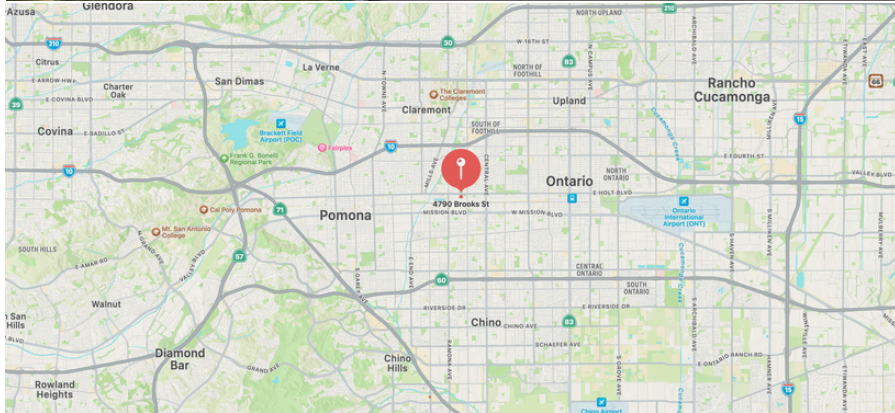
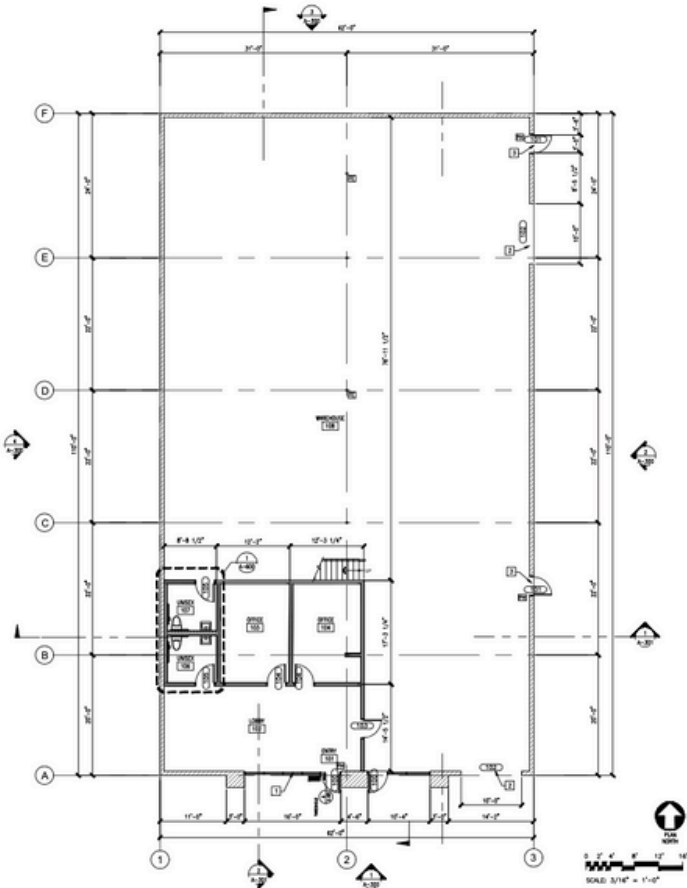


# NEW INDUSTRIAL DEVELOPMENT - APPROVED PLANS

## 4790 BROOKS ST MONTCLAIR CA 91763

## FOR SALE

Building: ± 6,820 SF  
Lot: ± 16,432 SF (± 0.38AC)



### WAREHOUSE DEVELOPMENT OPPORTUNITY



**JASON HELLMOLD**  
Sales Associate  
Direct: 909-374-6199  
Email: Jasonhellmoldremaxcre@gmail.com  
CA DRE LICENSE #02237265

**JESSE SANCHEZ**  
Sales Associate  
Direct: 909-235-2776  
Email: Jessesanchezremaxcre@gmail.com  
CA DRE LICENSE #02092550

**JORGE YAMZON**  
Senior Vice President / Director  
Direct: 626-786-5869  
Email: Jorgeyamzon@remax.net  
CA DRE LICENSE #01359483

### PROPERTY DESCRIPTION

- Building: ± 6,820 SF
- Lot Size: ± 16,432 SF (± 0.38 AC)
- Zoning: Industrial
- 24 FT Ceilings
- 2 Roll Up Doors
- 800 AMPS
- Building Plans Approved, Construction Ready

### PROPERTY HIGHLIGHTS

- Hard to Find Industrial Land
- Lack of Inventory
- Close proximity to CA 10, 60, and 71 Freeway



**DISCLAIMER**  
THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.