

FOR LEASE
±7,642 SF
FOOD PROCESSING,
COLD STORAGE,
AND DISTRIBUTION
FACILITY

1117
W OLYMPIC BLVD
MONTEBELLO, CA 90640

PRICING SUMMARY:

LEASE RATE ▶ TBD

PHASE 1

SITE



**INDOOR/OUTDOOR
EMPLOYEE AND
CORPORATE LUNCH AREA**



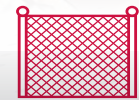
**BUILDING TO BE
COMPLETELY
REFURBISHED TO SUIT**



**ON SITE LOGISTICS
AND FACILITY
COORDINATOR FOR
TRUCK LOADING**



**NEW LED
LIGHTING
THROUGHOUT**



**24/7/365 SECURITY
GUARDS ON SITE AND
INCLUDED**

PETER D. BACCI

SIOR | Executive VP, Principal | LIC NO 00946253

• pbacci@lee-associates.com

• **323.767.2022**

ADAM VILAN

Senior Associate | LIC NO 01903742

• avilan@dorinrealty.com

• **323.767.2047**

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

±7,642 SF of Food Processing, Cold Storage, and Distribution Facility

1117 W OLYMPIC BLVD • MONTEBELLO

HIGHLIGHTS

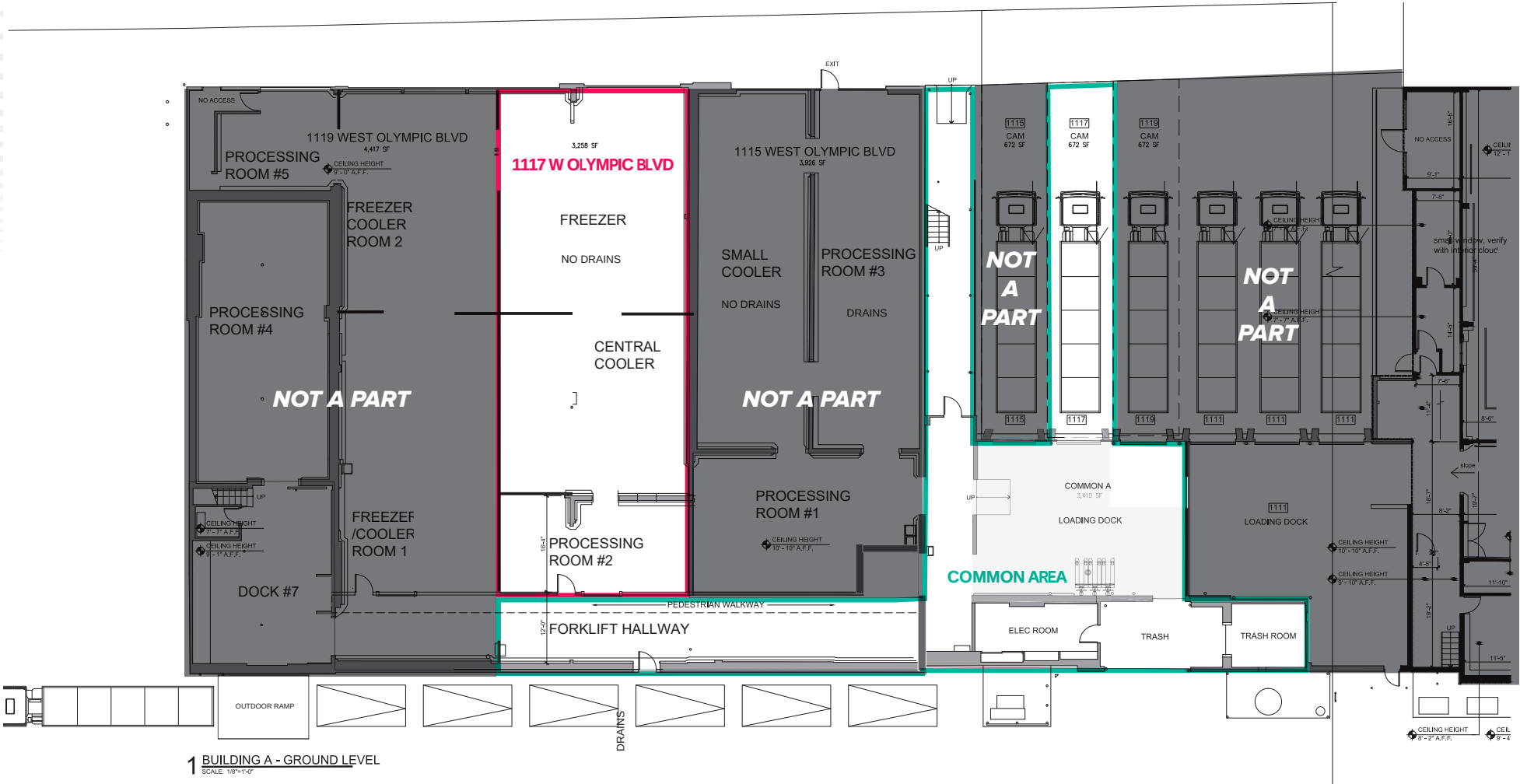
- During Phase I, Landlord, a Professional Food Processing Builder, Delivered a Custom Turn-Key USDA/SQF Compliant Building to a Leading Food Processor and is Doing it Again in Phase II
- Building to be Completely Refurbished to suit
- Processing (37-50° F), Cooling (27-32° F), and Freezer (-10° F), and Dry Storage Customized Throughout
- Separate His/Hers Changing Rooms, Lockers, and Bathrooms
- Indoor/Outdoor Employee and Corporate Lunch Area
- Freezers, Coolers and Floor Drains included
- High Image office and Modern Workspace with Conference Rooms, Waiting area and Test Kitchen
- 24/7/365 Security Guards on Site and Included
- On Site Logistics and Facility Coordinator for Truck Loading
- USDA & SQF Turnkey Facility will be Delivered
- Temperature Controlled Loading Dock with Insulated Dock Doors
- Interlocking Insulated Paneling Throughout
- Floor Drains Lead to USDA Compliant Clarifier and Sample Box
- Fully Customizable Water hookups and Electrical Drop Locations (110V, 220V, 240V) & Charging Stations
- New LED Lighting Throughout
- New USDA Compliant Epoxy Flooring
- Trash Room & Alley Access



±7,642 SF of Food Processing, Cold Storage, and Distribution Facility

1117 W OLYMPIC BLVD • MONTEBELLO

FIRST FLOOR SITE PLAN



1117 W OLYMPIC BLVD • MONTEBELLO

BUILDING B - SECOND LEVEL

SUITE	AREA
1115 OLYMPIC	3,926 SF
1117 OLYMPIC	3,258 SF
1119 OLYMPIC	4,417 SF
COMMON A	3,410 SF
LOADING DOCK A	672 SF
LOADING DOCK B	672 SF
LOADING DOCK C	672 SF

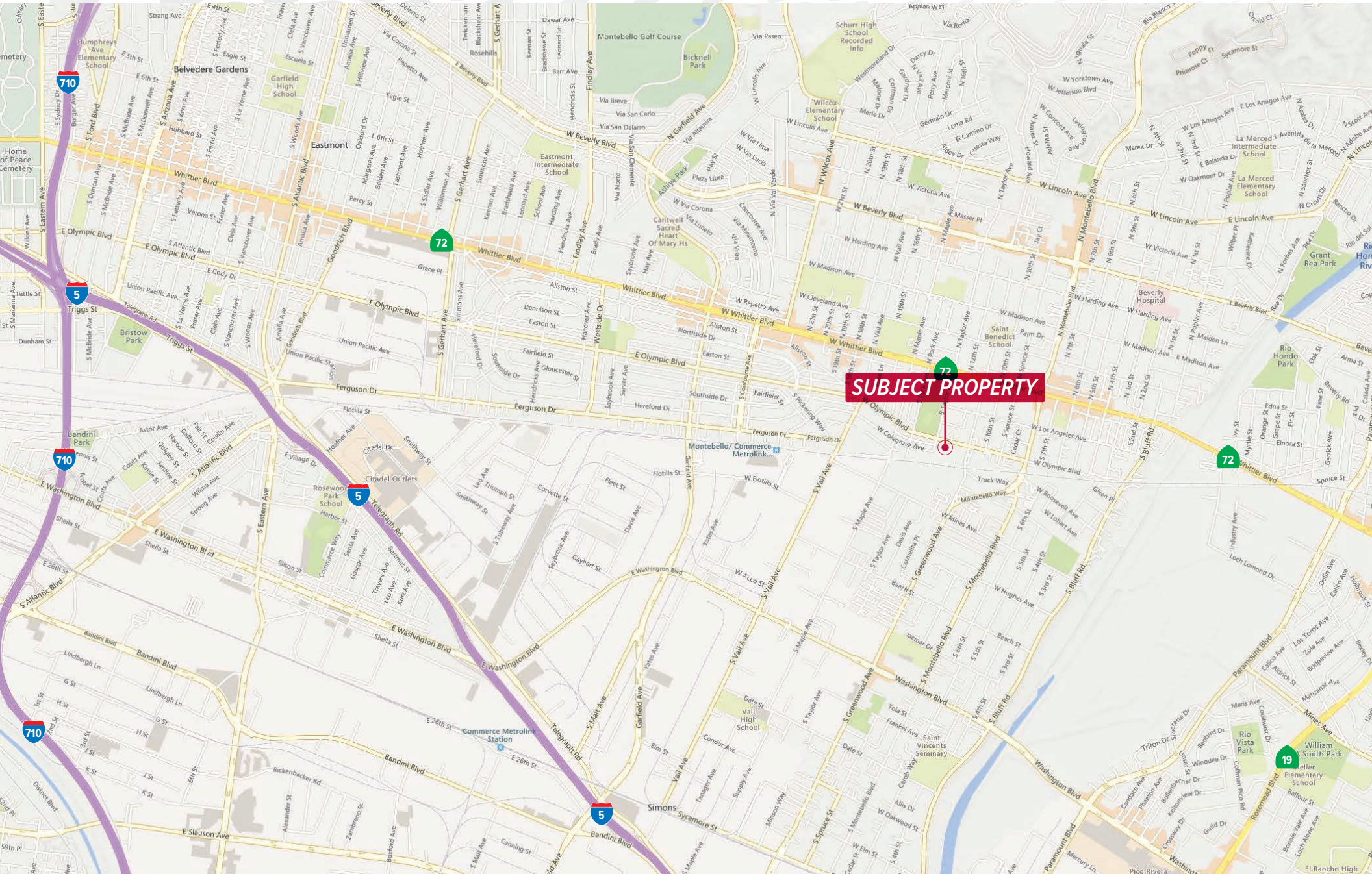
LEVEL 2	AREA
COMMON A	796 SF
COMMON B	2,115 SF
COMMON C	3,707 SF
OFFICE 1115	800 SF
OFFICE 1117	393 SF
OFFICE 1119	398 SF
CONFERENCE 17	355 SF
CONFERENCE 19	288 SF

1 BUILDING B - SECOND LEVEL
SCALE: 1/8"=1'-0"

±7,642 SF of Food Processing, Cold Storage, and Distribution Facility

1117 W OLYMPIC BLVD • MONTEBELLO

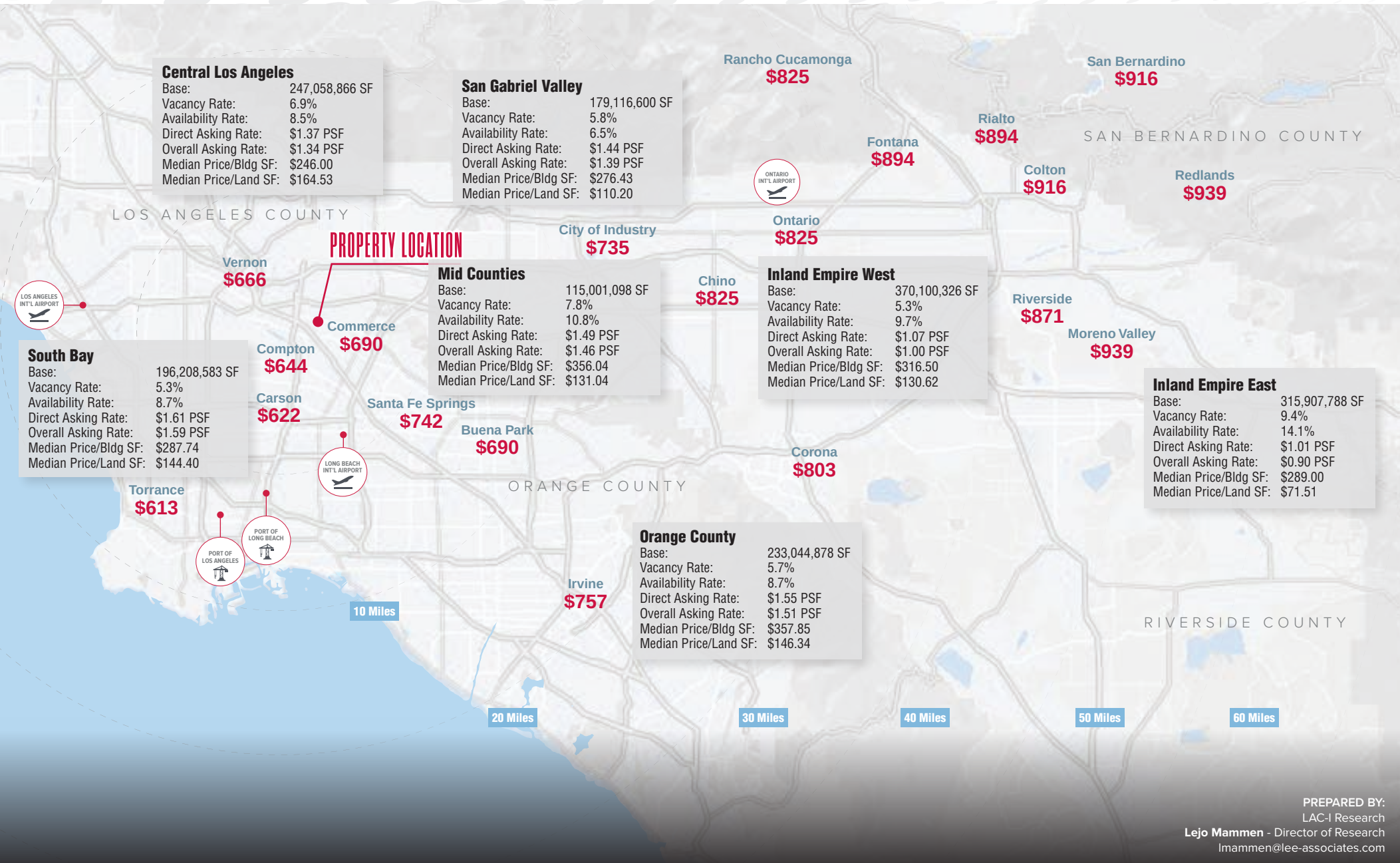
LOCATION MAP



±7,642 SF of Food Processing, Cold Storage, and Distribution Facility

1117 W OLYMPIC BLVD • MONTEBELLO

Q1 2025 | LA BASIN MARKET SUMMARY & DRAYAGE MAP



PREPARED BY:

LAC-I Research

Lejo Mammen - Director of Research

lmammen@lee-associates.com

±7,642 SF of Food Processing, Cold Storage, and Distribution Facility

1117 W OLYMPIC BLVD • MONTEBELLO

DEMOGRAPHIC MAP



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
806,985	3,380,705	5,920,597	8,279,544



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$92,087	\$105,566	\$126,026	\$134,290



EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
391,532	1,155,060	2,469,351	3,500,770

DRIVING DISTANCE FROM PROPERTY



DTLA
10 Miles



LAX
24 Miles



LA & LB PORTS
25 Miles

