

FOR LEASE  
**±8,409 SF**  
FOOD PROCESSING,  
COLD STORAGE,  
AND DISTRIBUTION  
FACILITY

**1115**  
W OLYMPIC BLVD  
MONTEBELLO, CA 90640

**PRICING SUMMARY:**

**LEASE RATE ▶ TBD**

**SITE**

**PHASE 1**



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



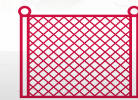
**BUILDING TO BE  
COMPLETELY  
REFURBISHED TO SUIT**



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



**NEW LED  
LIGHTING  
THROUGHOUT**



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

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**BACCI • TSAPARIAN • GORMLY**  
INDUSTRIAL GROUP

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**LEE-ASSOCIATES.COM**



# ±8,409 SF of Food Processing, Cold Storage, and Distribution Facility

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## HIGHLIGHTS

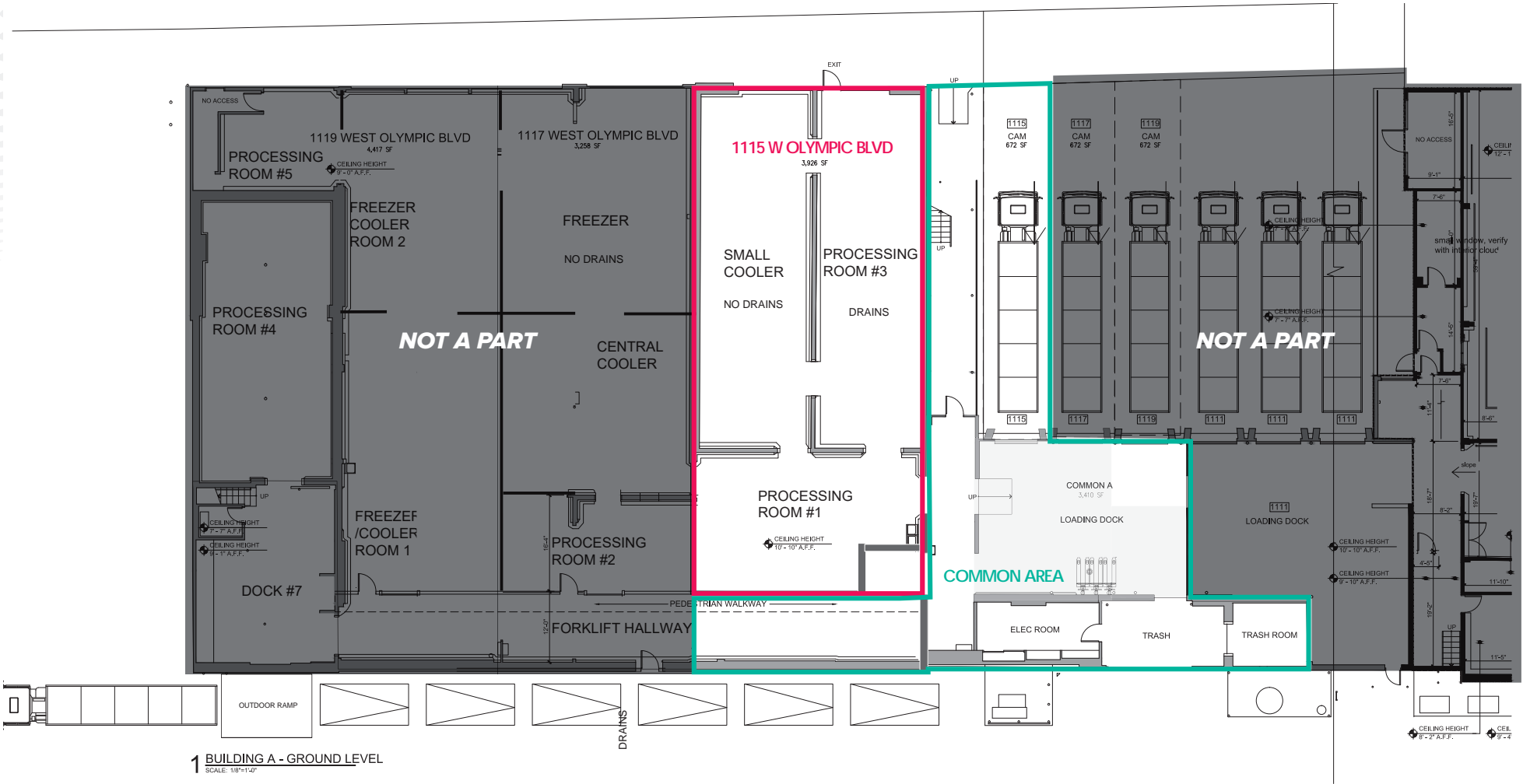
- During Phase I, Landlord, a Professional Food Processing Builder, Delivered a Custom Turn-Key USDA/SQF Compliant Building to a Leading Food Processor and is Doing it Again in Phase II
- Building to be Completely Refurbished to suit
- Processing (37-50° F), Cooling (27-32° F), and Freezer (-10° F), 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



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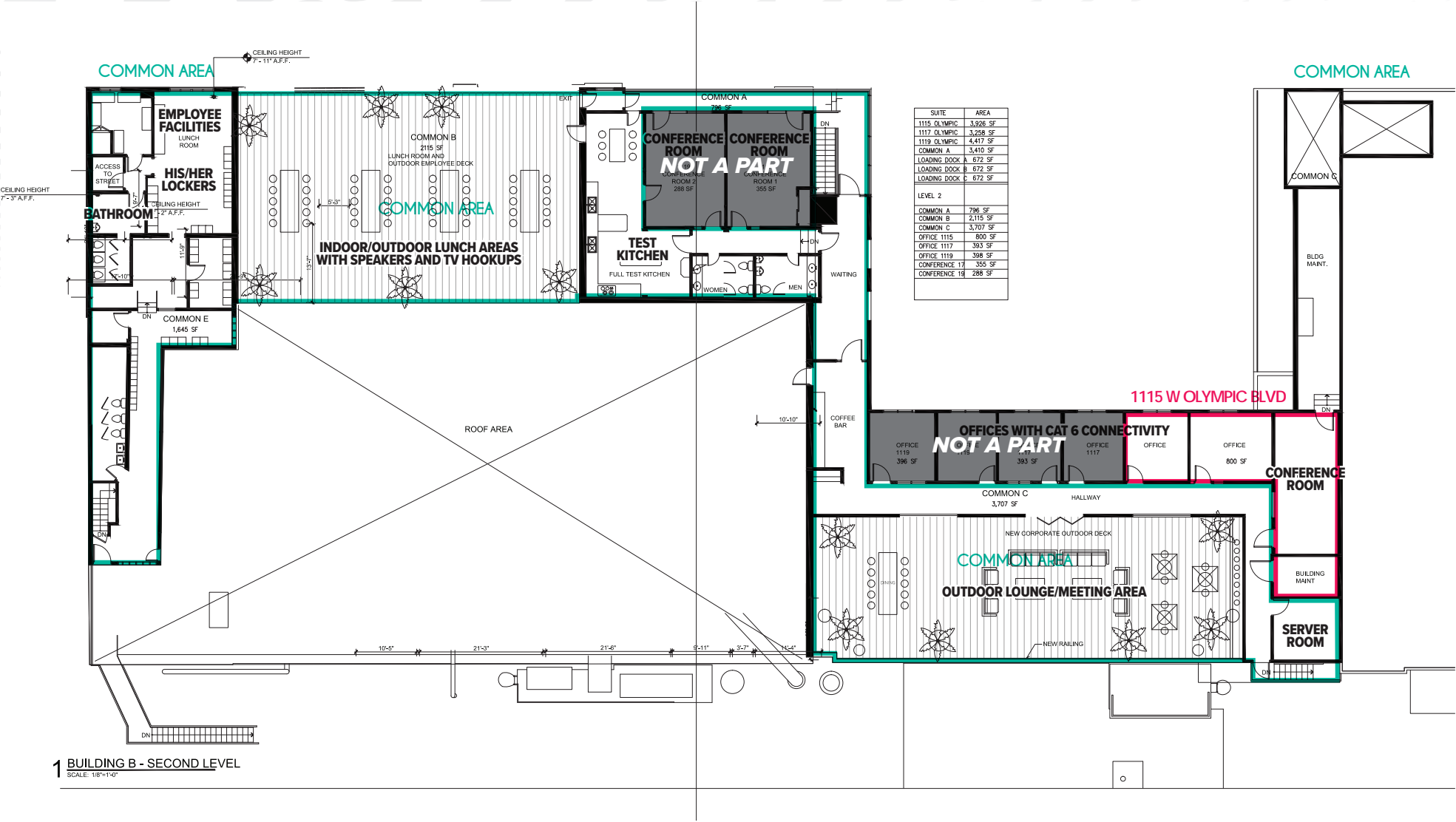
## FIRST FLOOR SITE PLAN



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SECOND FLOOR SITE PLAN





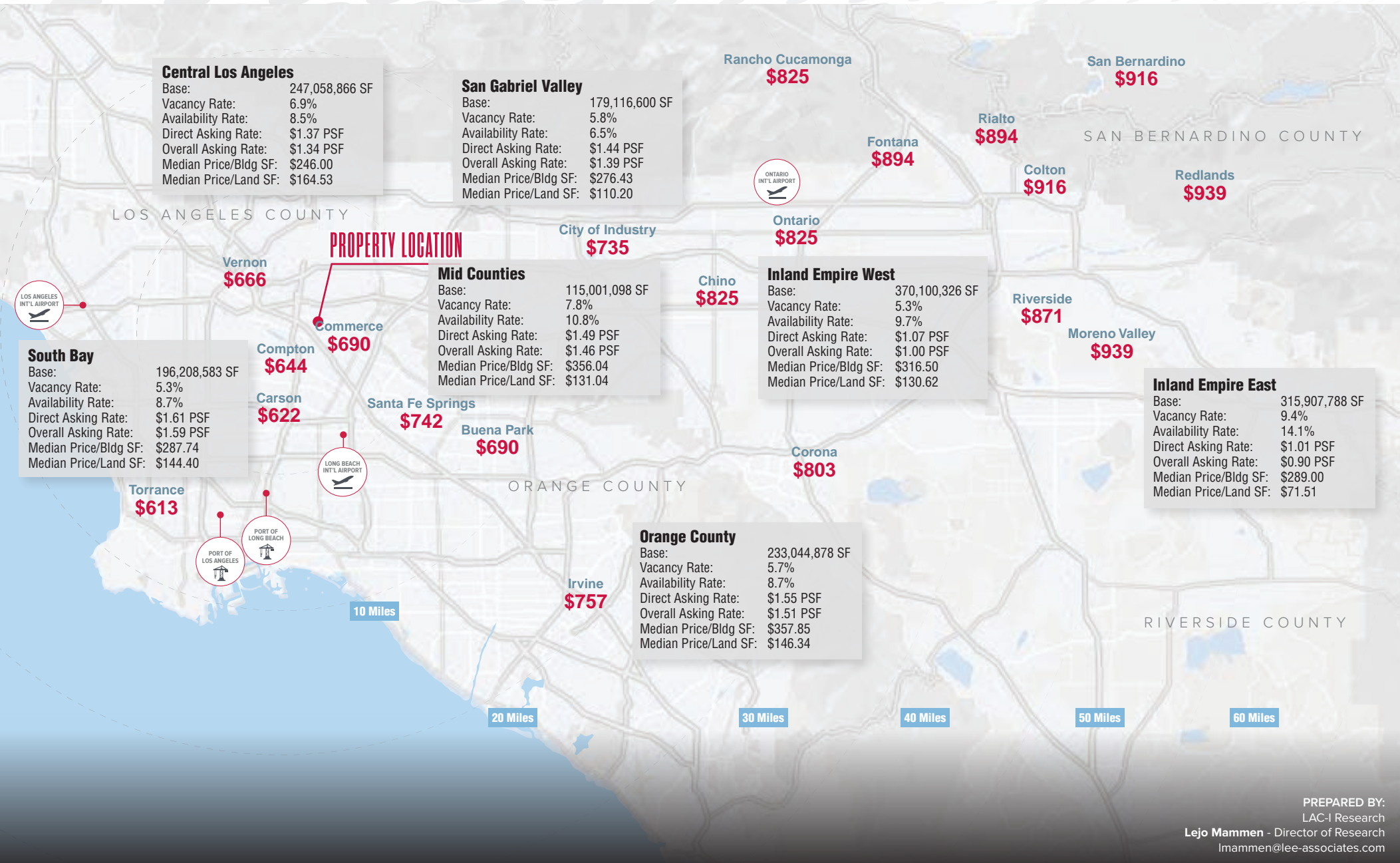
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Q1 2025 | LA BASIN MARKET SUMMARY & DRAYAGE MAP





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## 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

