



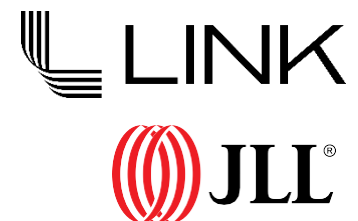
\$0.85 PSF NNN 6-MONTH RATE

*Teaser rate will be applied to a qualified 5-year lease transaction. Rate will increase to market value at the end of the promotion

±84,026 SF For Lease
1719 Chapin Road

Montebello, CA

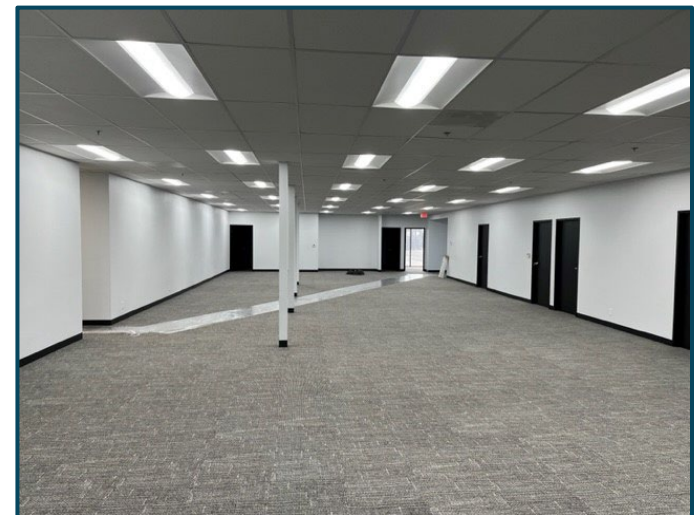
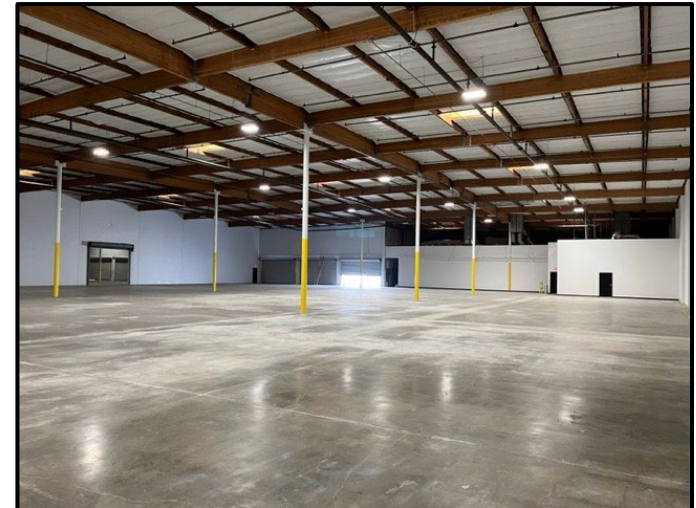
Jones Lang LaSalle Brokerage, Inc.
RE License #01856260



Property Specifications

1719 Chapin Road, Montebello, CA

Building	± 84,026 SF
Office	± 6,341 SF
Mezzanine	± 1,350 SF
Dock Doors	Twelve (12)
Grade Level Ramps	Two (2)
Clear Height	24'
Auto Parking	(61) auto parking spots (2) handicap parking spots
Power	800 amps; 277/480
Fire-Sprinkler	.40/3000 GPM

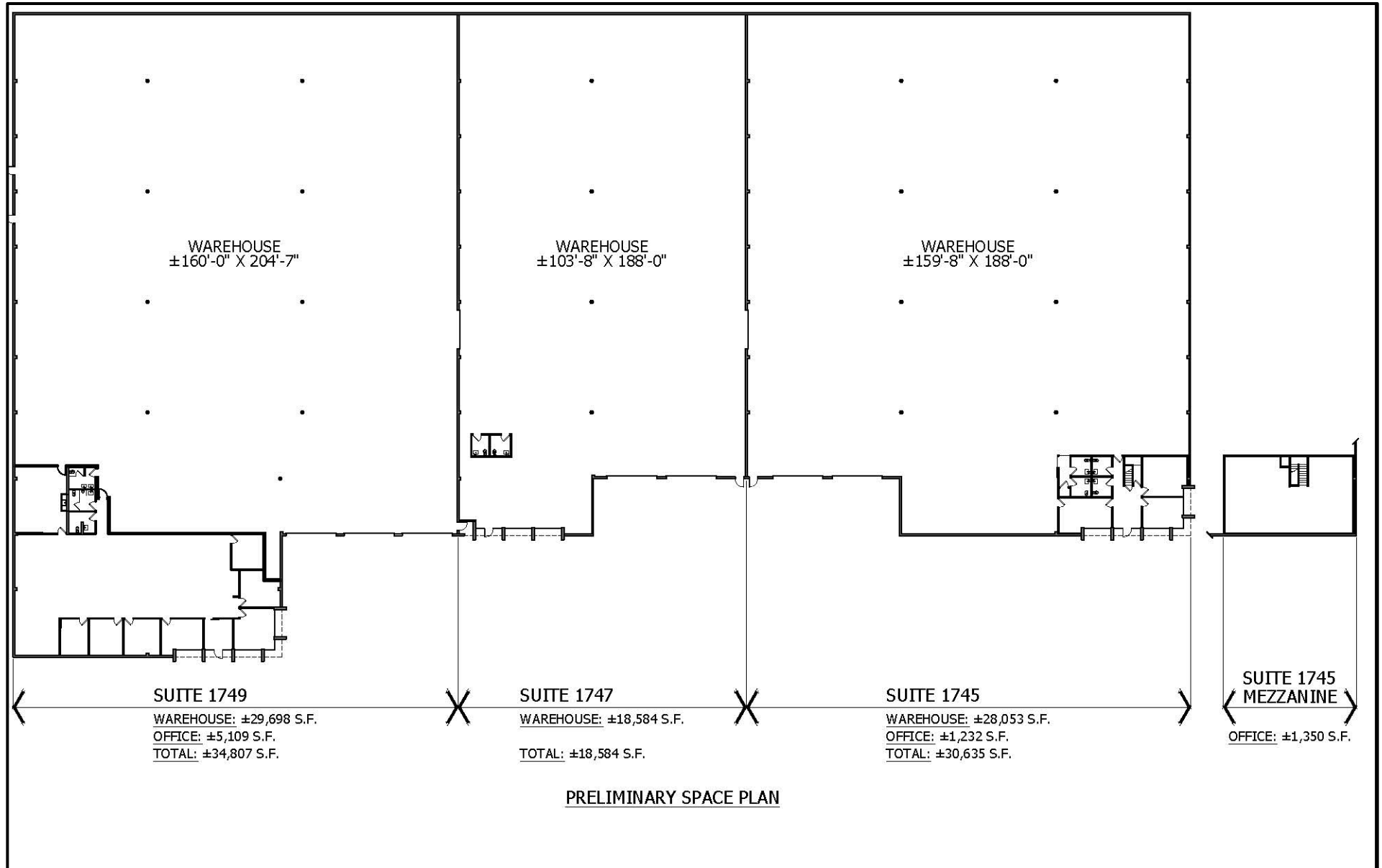


Location Highlights

- 4.6 Miles to BNSF Railway – Hobart Yard
- Stand Alone building
- Easy Access to 5 Freeway / Centrally Located
- Large Secured Gated Yard

Site Plan

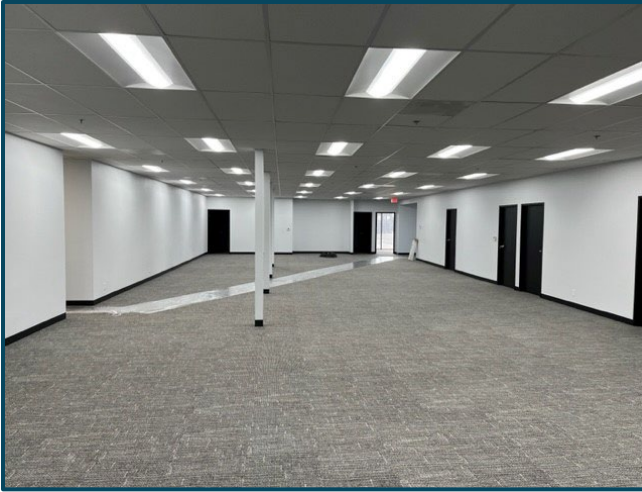
1719 Chapin Road, Montebello, CA





Photos

1719 Chapin Road, Montebello, CA





DTLA

Citadel Outlets

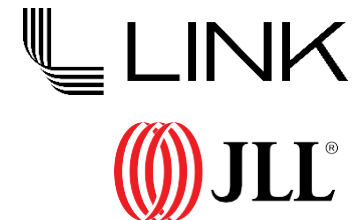
Contact

Jon Reno, SIOR, CCIM
213.271.1508
Jon.reno@jll.com
Lic # 01277642

Mark Vanis
213.239.5908
mark.vanis@jll.com
Lic #01305617

Trevor Gale, SIOR
213.239.6256
Trevor.gale@jll.com
Lic # 01452957

Sage Segal
213.239 6078
Sage.segal@jll.com
Lic # 02099925



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.