

\$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

 **LINK**  
 **JLL®**

# Property Specifications

1719 Chapin Road, Montebello, CA

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

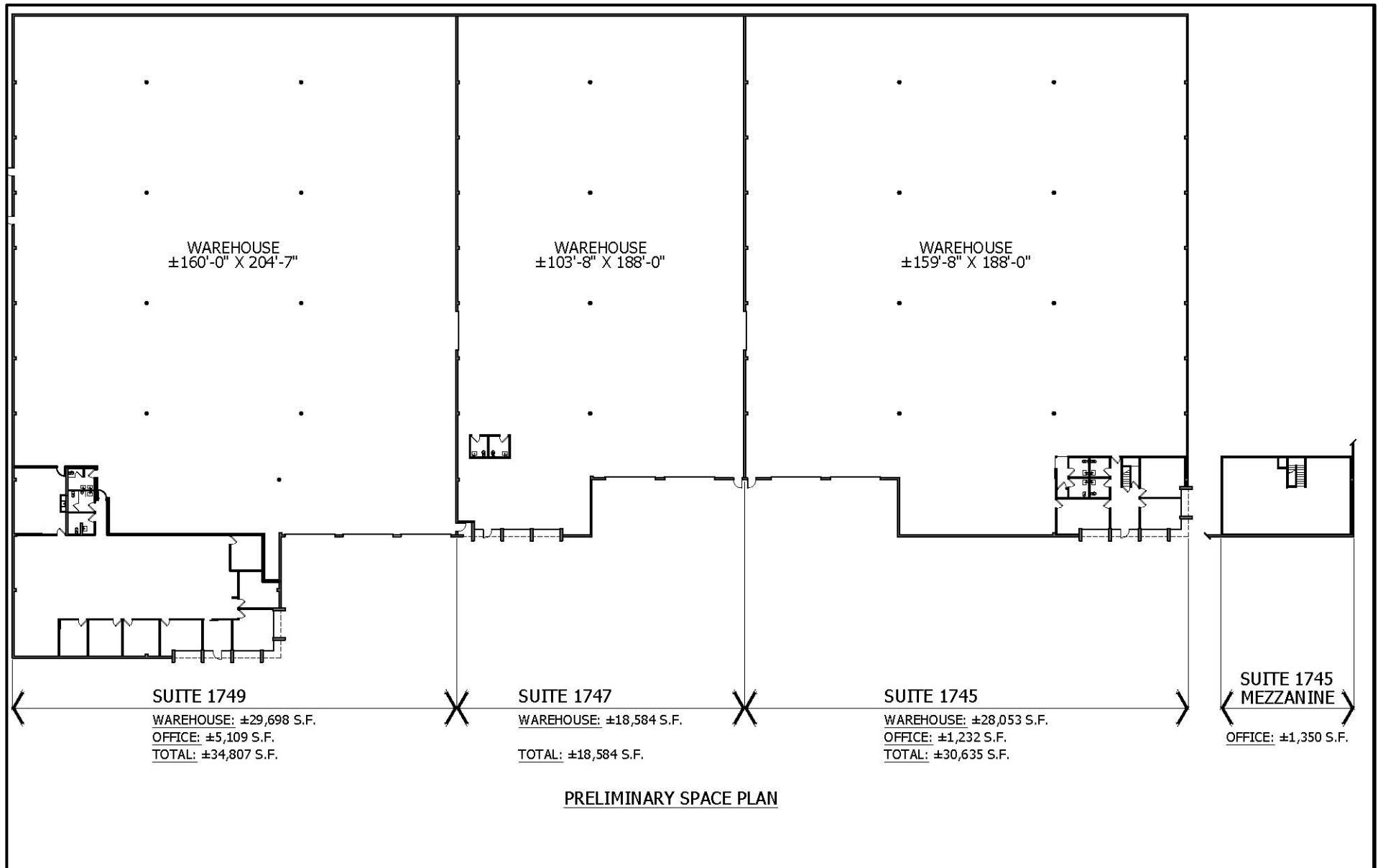


## Location Highlights

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

# Site Plan

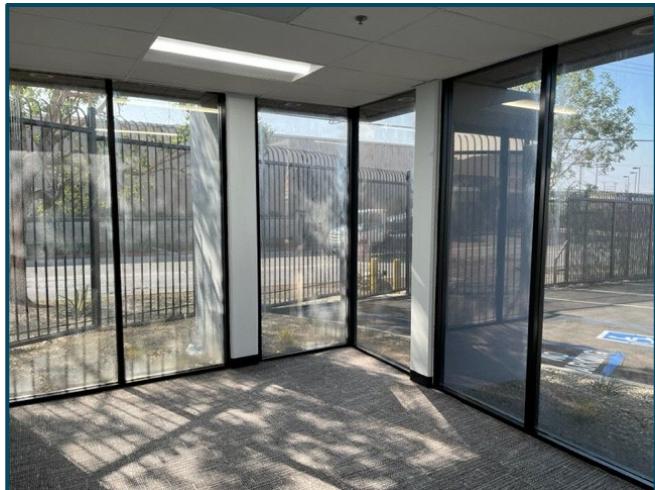
1719 Chapin Road, Montebello, CA





# Photos

1719 Chapin Road, Montebello, CA





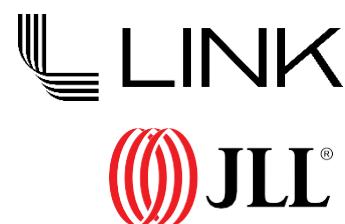
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