



# Magellan Gateway OFFICE SPACE FOR LEASE

4181 TEMPLE CITY BLVD. # B  
EL MONTE . CA 91731

## OFFERING SUMMARY

SPACE:	+/- 5,034 SF
NO STORY:	2
LEASE RATE:	\$1.69 per sq. Ft, Modified Gross Tenant responsible for utilities and CAM
TERM:	3 - 5 Years
ZONE:	M - 2
USE:	Office, storage, retail, showroom, R & D, etc.
PARKING:	On-Site
AMENITIES:	<ul style="list-style-type: none"><li>• Open Floorplan Layout</li><li>• Excellent Street Frontage</li><li>• Easy Access to the 10, 60 &amp; 605 Freeway</li><li>• Free ample parking</li></ul>



### Joseph Muljana. CCIM

President | Principal Broker

626.241.0016

Lic. 01272060

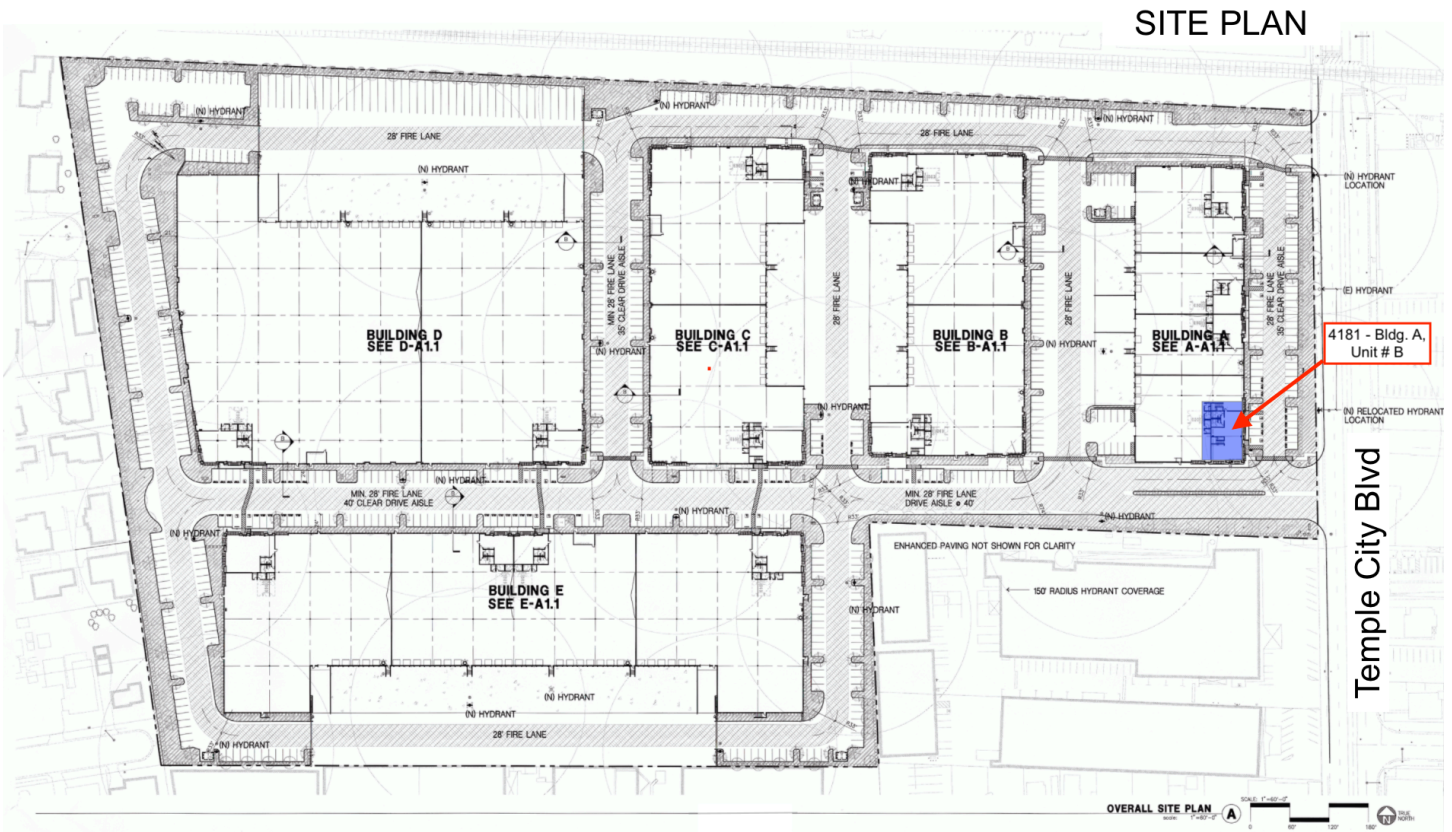


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## SITE PLAN | 4181 TEMPLE CITY BLVD. UNIT # B

### OVERVIEW

4181 Temple City Blvd., Unit # B is a 2-story office space as part of larger industrial building, located within the Magellan Gateway industrial complex at Temple City Boulevard in El Monte – the heart of the San Gabriel Valley. Offering 5,034 square feet of leasable space, the building features efficient floor plan making it well suited for a variety of office configurations. The property also benefits from plenty street level parking, providing convenient on-site parking for tenants and visitors. Located in general manufacturing Zone M-2 District, this space offers broad range of uses such as office, showroom, storage, R & D facility, etc. The site is ideally positioned in close proximity to commercial and retail district and immediately accessible to the (10), (605), (60), and (210) freeways.



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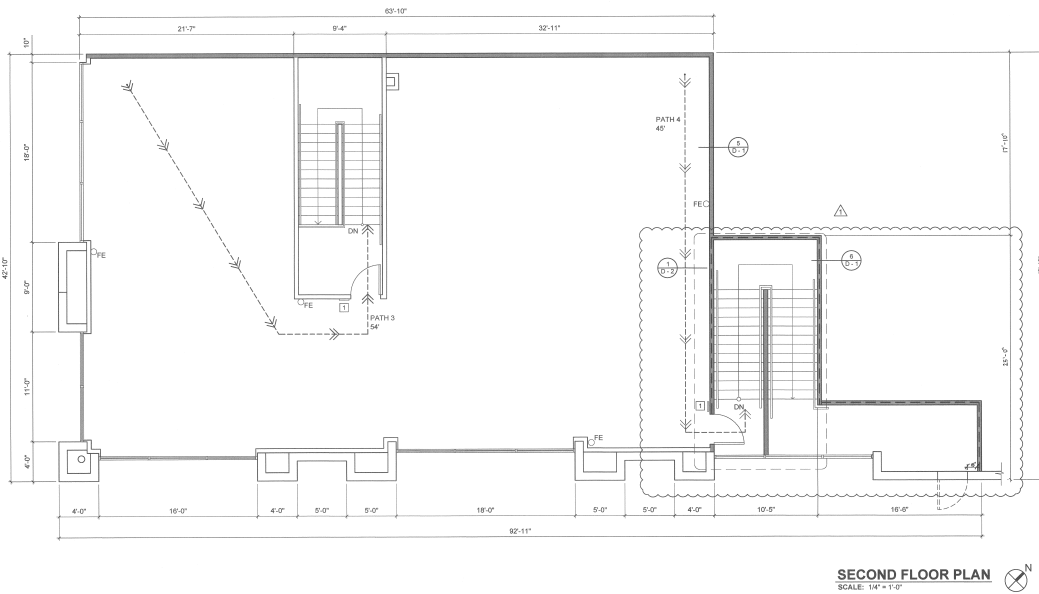
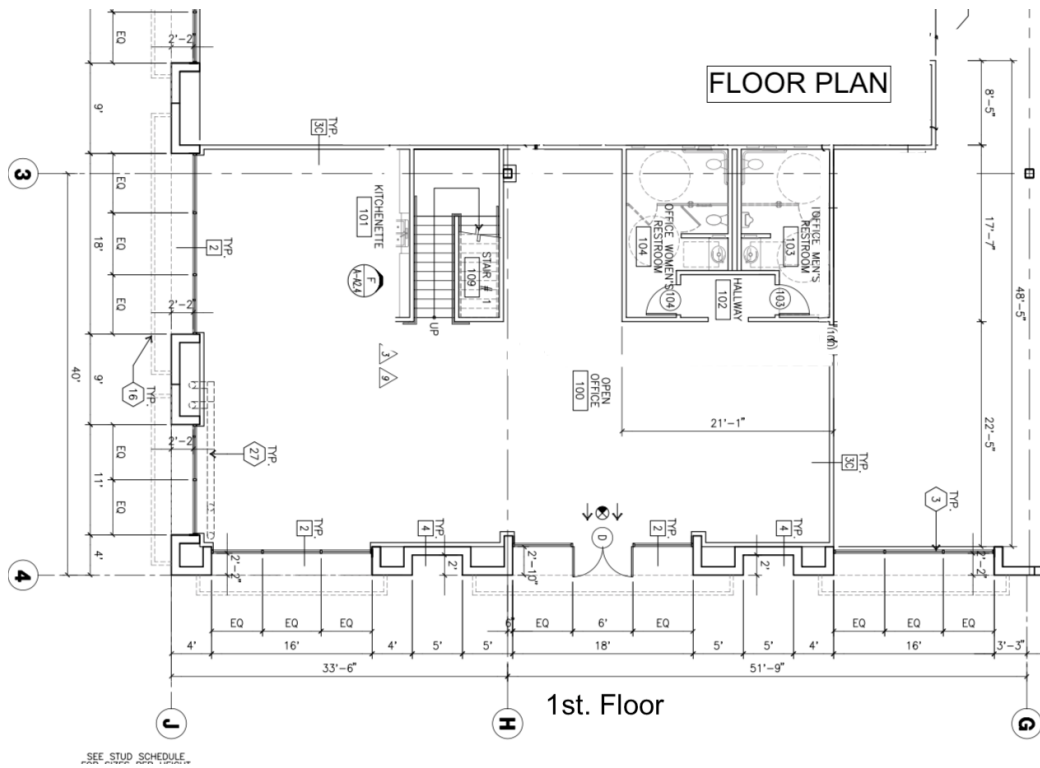
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# FLOOR PLAN



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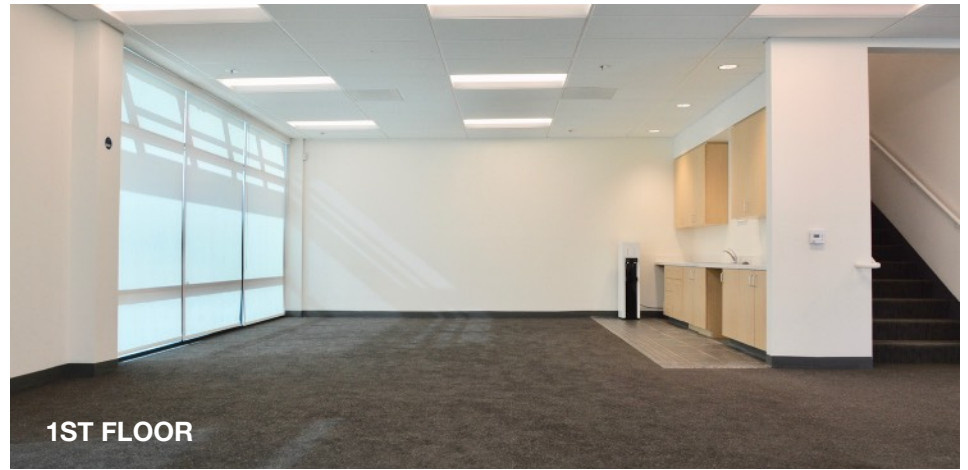
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## BUILDING PHOTOS



**Joseph Muljana. CCIM**

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