



INDUSTRIAL FOR SALE/LEASE

**±3,977 SF
INDUSTRIAL BLDG ON ±5,367SF OF LAND**

845 TRUCK WY, MONTEBELLO, CA 90640

PROPERTY HIGHLIGHTS

- Rare, Small Building for Sale in Montebello
- 2 Ground Level Loading Doors
- 2 Electric Panels Totaling 400 Amps Power
- Clear-Span Warehouse w/ Fenced Side Yard
- Central to the 5, 605, 710, and 60 FWY's
- Vacant Now and Ready to Occupy

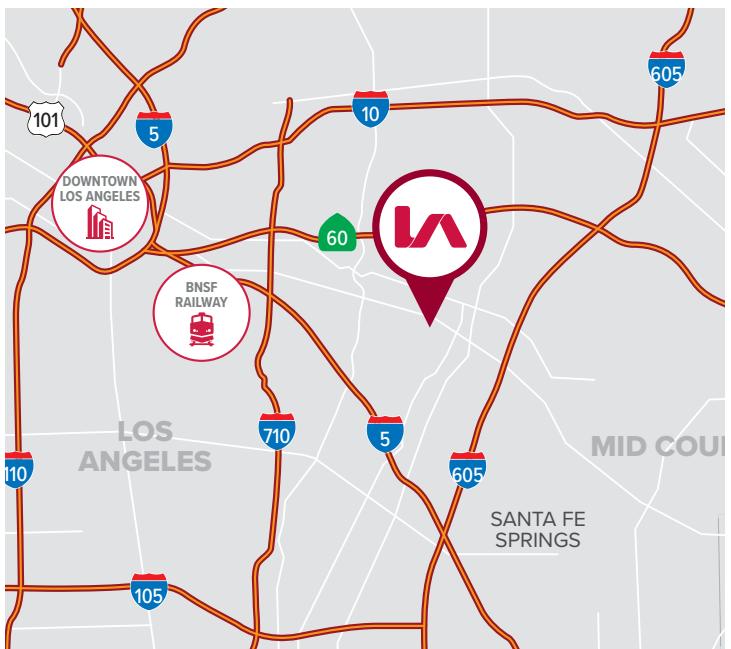
PRICING SUMMARY

SALE PRICE

\$875,000
(\$220/SF)

LEASE RATE

\$1.20/SF GROSS
(\$4,772/mo GRS)



FOR MORE INFORMATION, PLEASE CONTACT



TONY NAPLES

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

INDUSTRIAL FOR **SALE/LEASE**

±3,977 SF INDUSTRIAL BLDG ON ±5,367 SF OF LAND

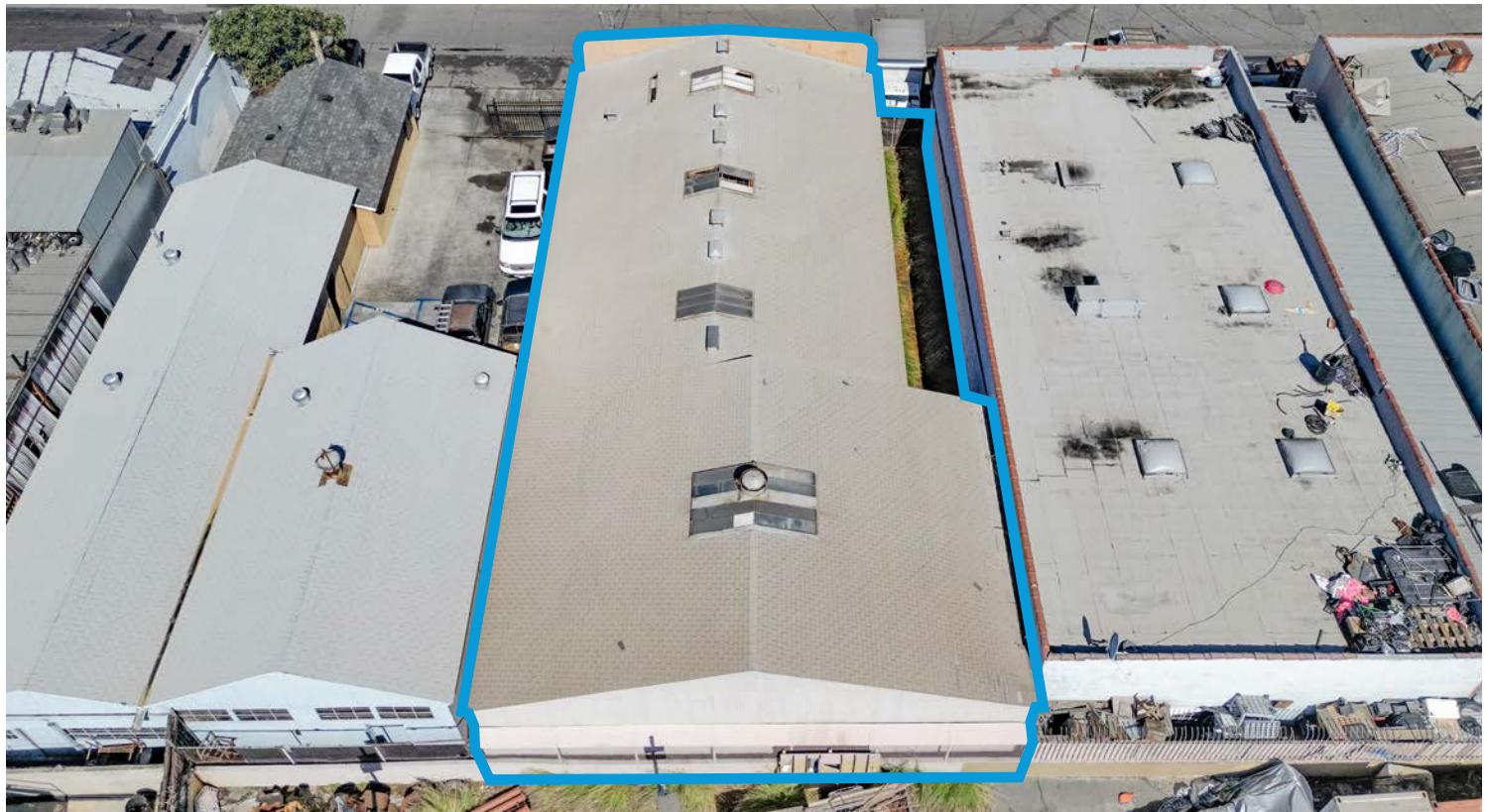
845 TRUCK WY, MONTEBELLO, CA 90640

PARCEL MAP



PROPERTY HIGHLIGHTS

| | |
|--------------------------|------------------|
| TOTAL BUILDING SF | ±3,977 SF |
| TOTAL LAND SF | ±5,367 SF |
| OFFICES/RR'S | ±200 SF/ 2 RR's |
| CLEAR HEIGHT | 13' Clear Height |
| LOADING DOORS | 2 Ground Level |
| POWER | 400A // 240V |
| PARKING | ±4 Spaces |
| CONSTRUCTION | Metal |
| YEAR BUILT | 1948 |
| ZONING | M1 |
| APN | 6350-021-010 |
| OCCUPANCY | Vacant Now |



FOR MORE INFORMATION, PLEASE CONTACT



TONY NAPLES

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

The logo for Lee & Associates, featuring a stylized 'L' and 'A' icon followed by the company name in a serif font, with 'COMMERCIAL REAL ESTATE SERVICES' in a smaller sans-serif font below it.

Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

INDUSTRIAL FOR
SALE/LEASE

±3,977 SF INDUSTRIAL BLDG ON ±5,367 SF OF LAND

845 TRUCK WY, MONTEBELLO, CA 90640



FOR MORE INFORMATION, PLEASE CONTACT



TONY NAPLES

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



Lee & Associates | Downtown Los Angeles

CORP ID 02174865

1201 N Main St

Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

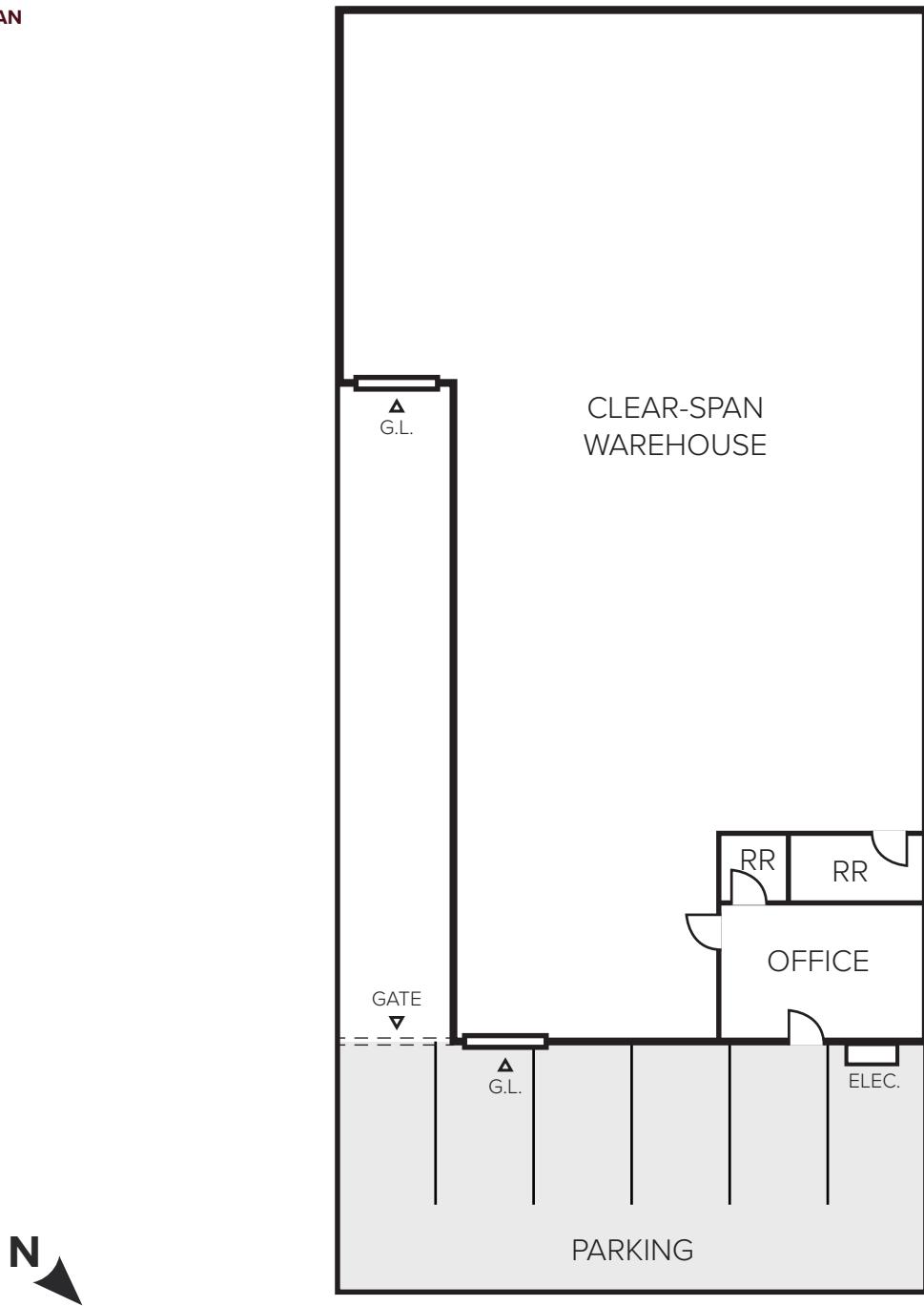
The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

INDUSTRIAL FOR
SALE/LEASE

±3,977 SF INDUSTRIAL BLDG ON ±5,367 SF OF LAND

845 TRUCK WY, MONTEBELLO, CA 90640

SITE PLAN



← TRUCK WAY →

NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to Verify

FOR MORE INFORMATION, PLEASE CONTACT



TONY NAPLES

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



Lee & Associates | Downtown Los Angeles

CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.