



# 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

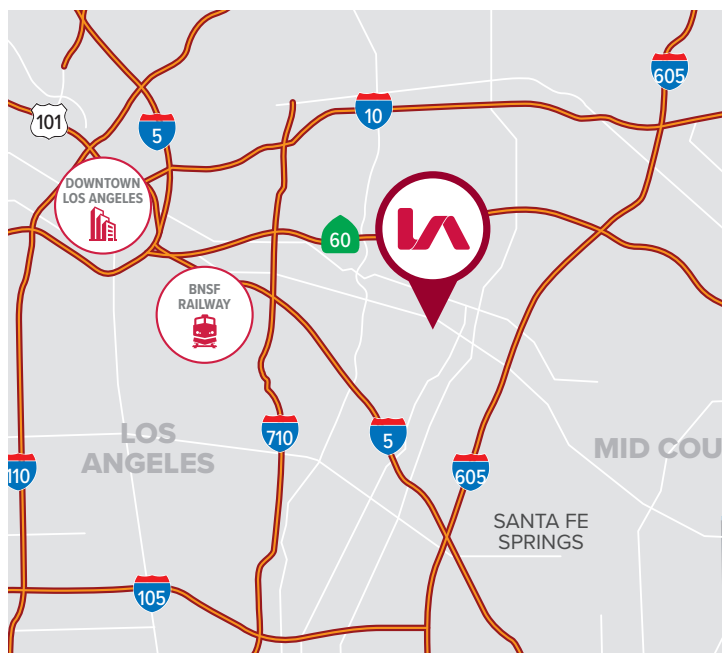
## PRICING SUMMARY

**SALE PRICE**

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

**LEASE RATE**

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



FOR MORE INFORMATION, PLEASE CONTACT



**TONY NAPLES**

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818.395.4373

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

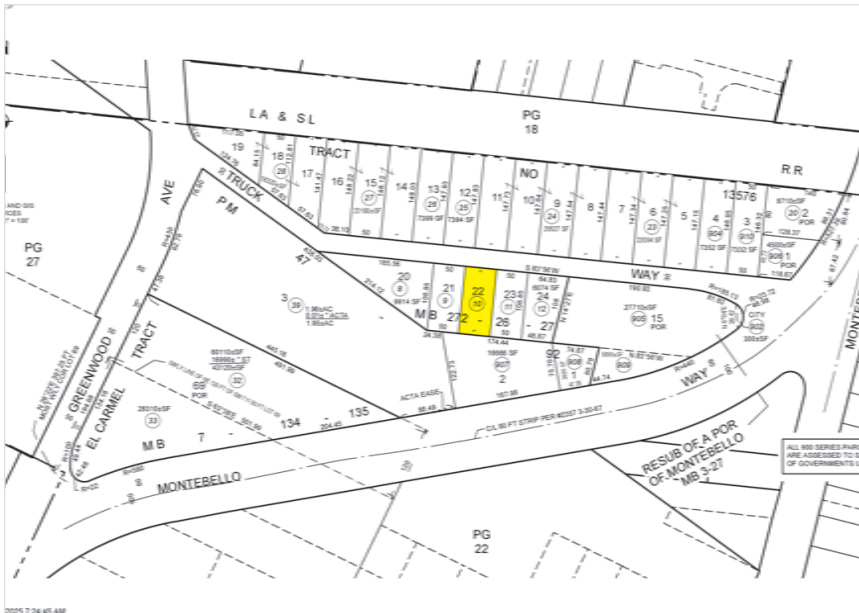


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### PARCEL MAP



### PROPERTY HIGHLIGHTS

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



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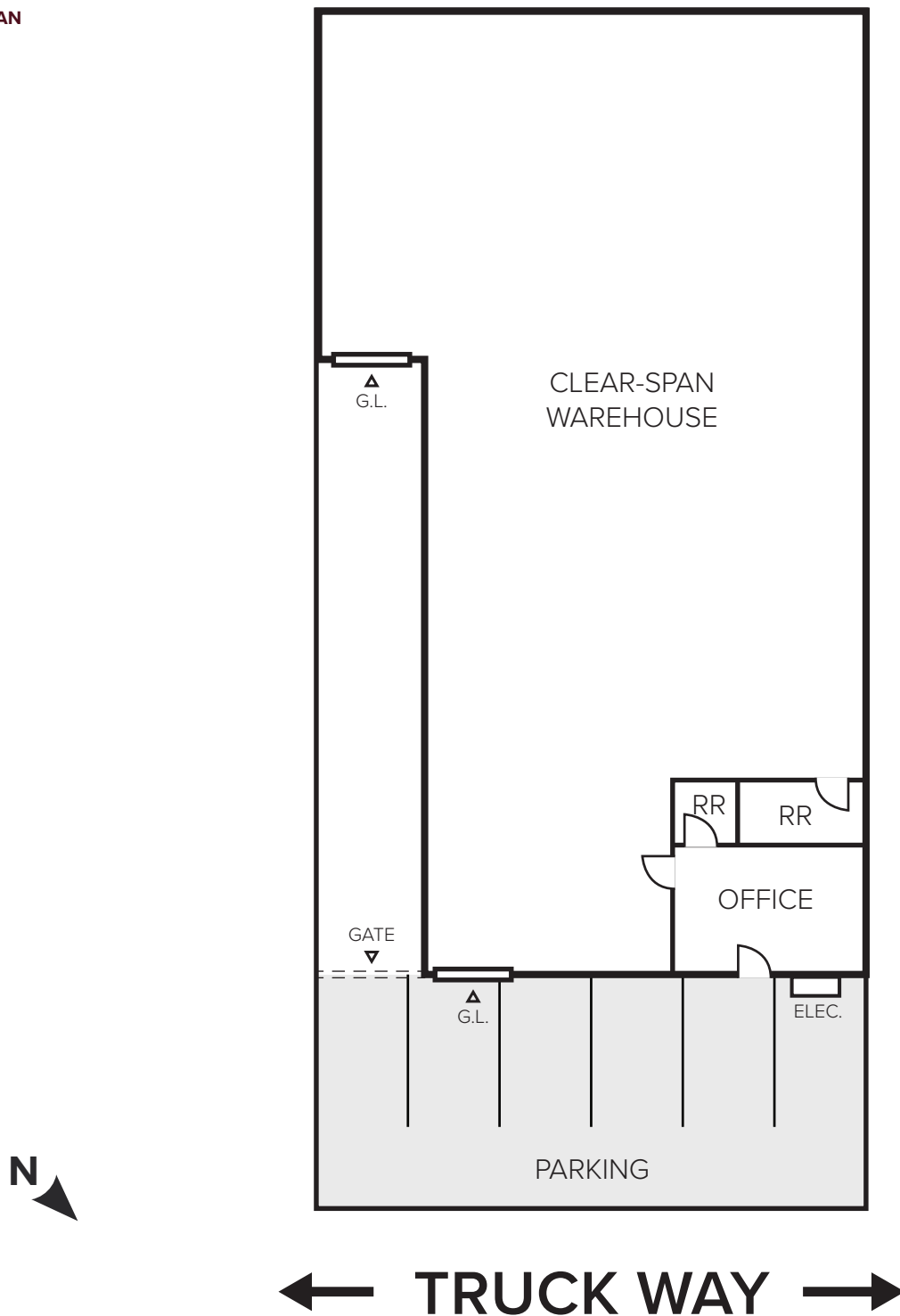
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## SITE PLAN



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

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