

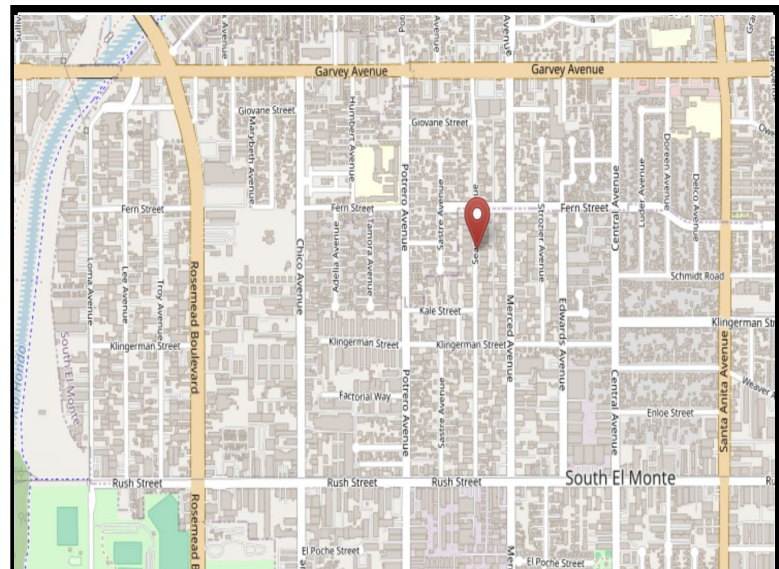
**FOR SALE**  
**± 7,308 S.F. BUILDING**

**2532 Seaman Ave.**  
**South El Monte**



### Property Features:

- 100% Remodeled
- Vacant and ready to occupy at COE
- Concrete paved yard areas
- +/- 12,173 s.f. lot with gated rear yard
- +/- 800 s.f. of offices with 4 restrooms
- 400 Amp. / 240V Power and 2 G/L Doors
- 16' minimum clearance
- Excellent South El Monte Location
- Asking Price: \$ 2,150,000 ( \$ 294.52)



**Ashwill**  
**Associates**  
COMMERCIAL REAL ESTATE

[www.ashwill.com](http://www.ashwill.com)  
21680 Gateway Center Drive, #310

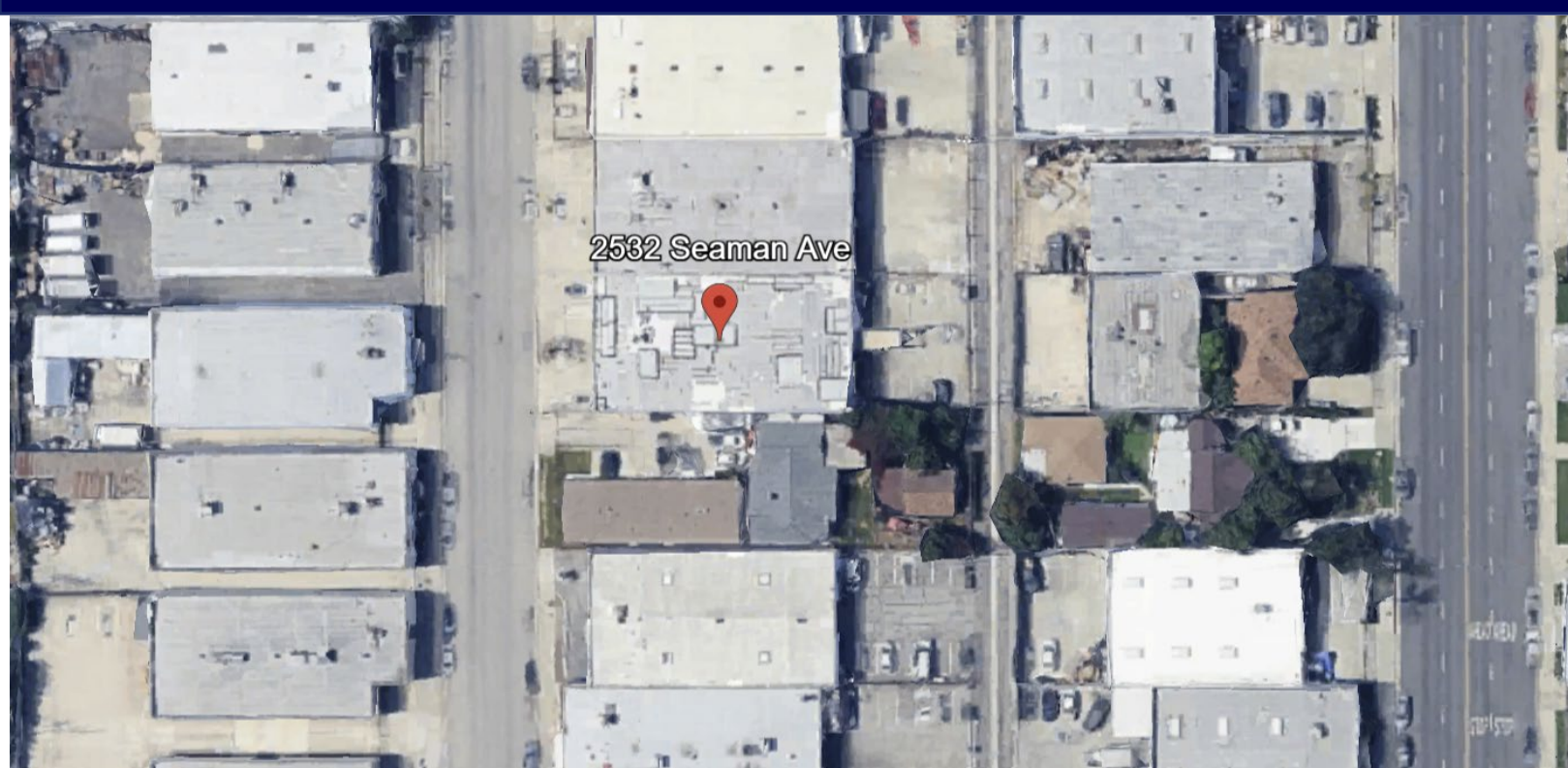
21680 Gateway Center Dr., Ste. 310  
Diamond Bar, CA 91765

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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy we do not guarantee it. The prospective buyer or lessee should independently verify all information contained herein. All measurements are approximate.