FOR LEASE

±30,000 SF WAREHOUSE



INDUSTRIAL / WAREHOUSE SPACE

10135 Rose Ave

EL MONTE, CA 91731

±30,000 SF	$1.25 / SF	16' Clear	6 Truck Docks
AVAILABLE	GROSS · UTILITIES INCL.	WET SPRINKLERS	BOX-TRUCK HEIGHT · + 1 GL DOOR

PROPERTY OVERVIEW

±30,000 SF Warehouse — Gross Lease, Utilities Included

10135 Rose Ave offers ±30,000 SF of contiguous warehouse space inside a ±40,250 SF industrial building on ±1.43 acres in El Monte. The space is offered at $1.25/SF per month on a gross basis with utilities included, so the tenant has one predictable monthly number. Six truck-dock positions sized for box trucks front Rose Ave, a grade-level door serves the east side, and the fenced site has 24/7 access with quick connections to the I-10 and I-605.

01 ±30,000 SF contiguous warehouse

02 $1.25/SF gross, utilities included

03 6 box-truck-height dock positions

04 1 grade-level door

05 16' clear, wet fire sprinklers

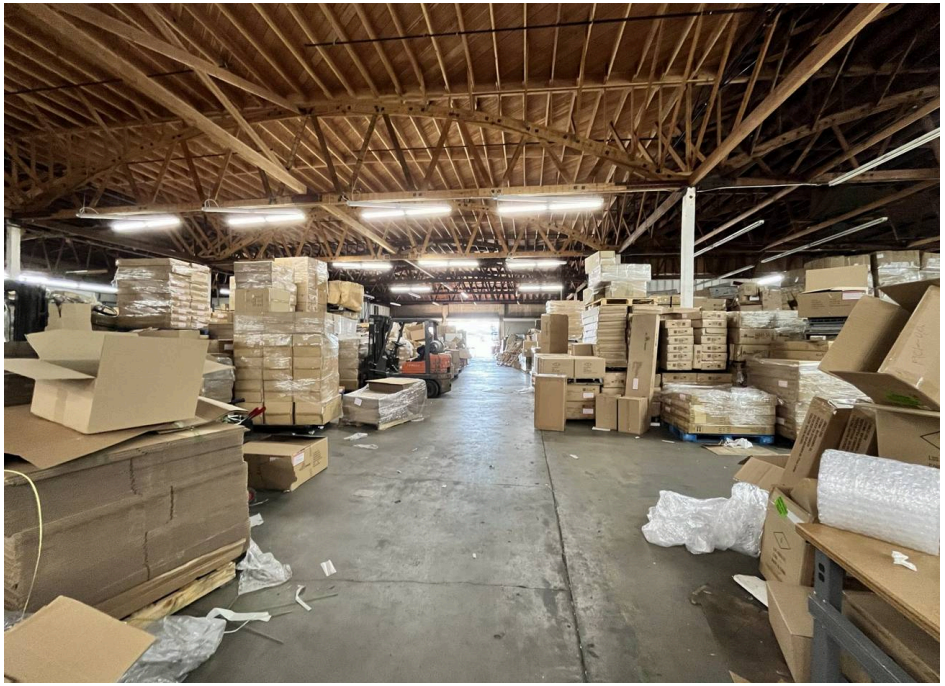
06 Private fenced yard, 24/7 access

07 M-1 light manufacturing zoning

08 I-10 via Peck Rd, I-605 via Ramona Blvd

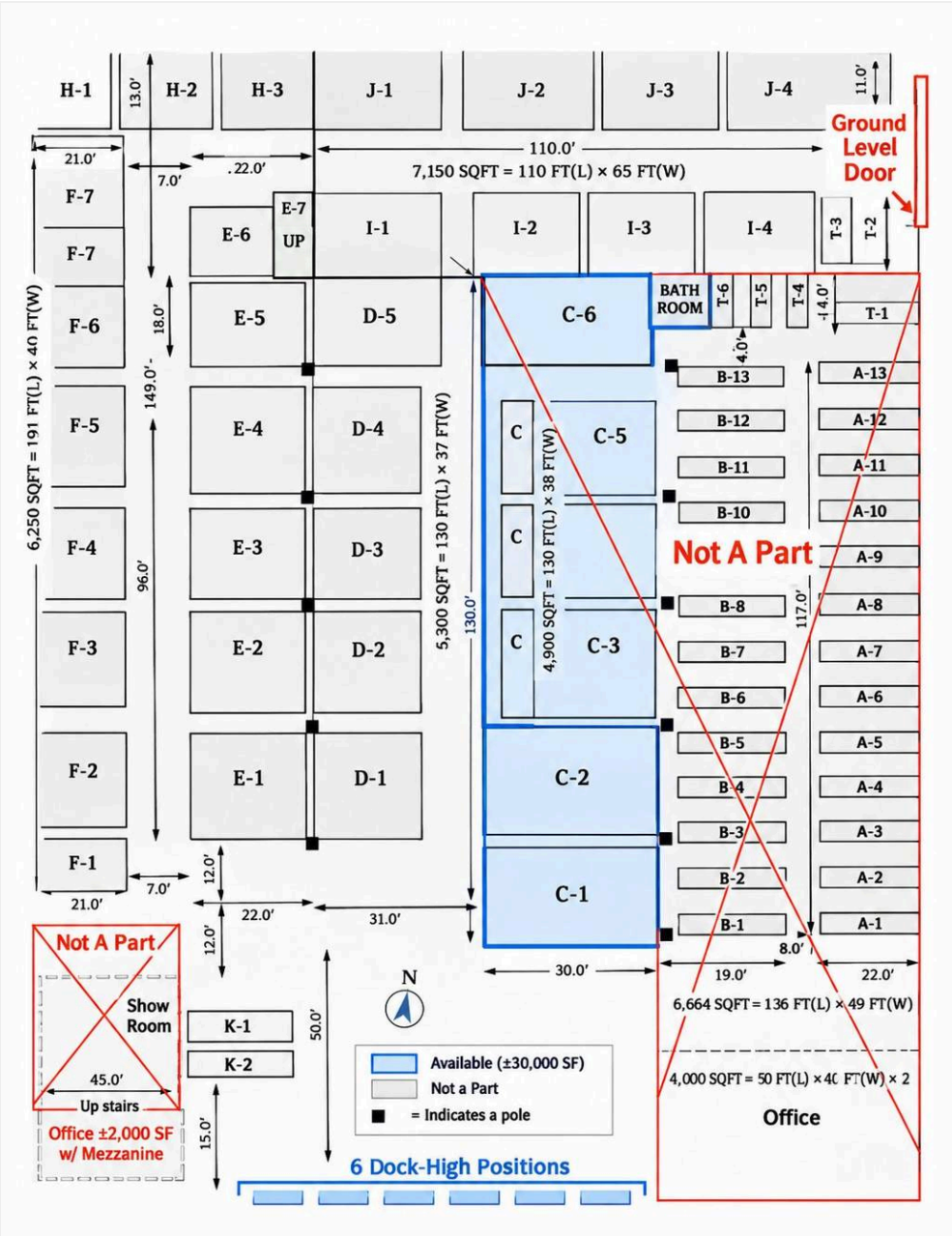
LEASE & BUILDING SPECIFICATIONS	
Available	±30,000 SF
Asking Rent	$1.25/SF/Mo, Gross (±$37,500/Mo)
Utilities	Included in rent
Lease Term	3–5 years
Building Size	±40,250 SF (multi-tenant)
Clear Height	16'
Loading	6 box-truck docks + 1 grade-level
Fire Sprinklers	Wet system
Land Area	±1.43 AC (±62,122 SF)
Year Built	1953
Zoning / APN	M-1 / 8577-018-001





FLOOR PLAN & SITE PLAN

Available Premises





OVERHEAD AERIAL — AVAILABLE AREA OUTLINED

±30,000 SF
AVAILABLE

16'
CLEAR HEIGHT

6
BOX-TRUCK DOCK POSITIONS

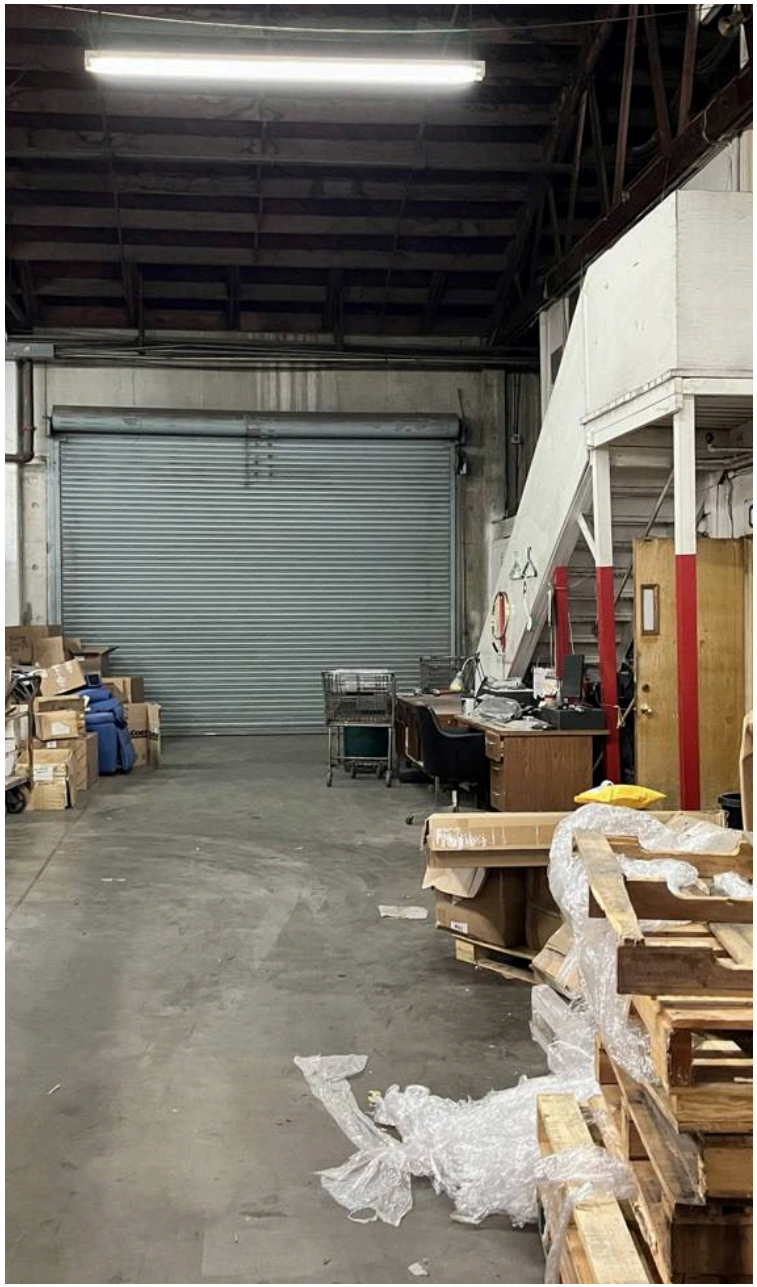
1
GRADE-LEVEL DOOR

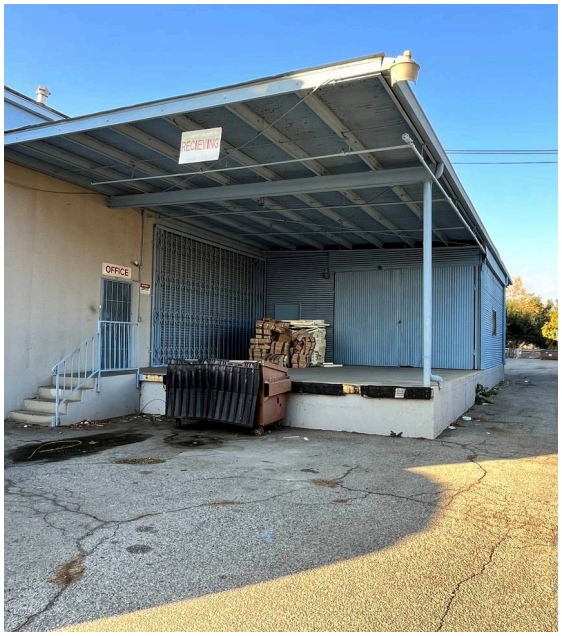


Areas marked "Not A Part" are excluded from the premises. Dock positions are box-truck height, lower than standard 48" dock-high. Plan is not to scale; dimensions and square footage are approximate. Tenant to verify.

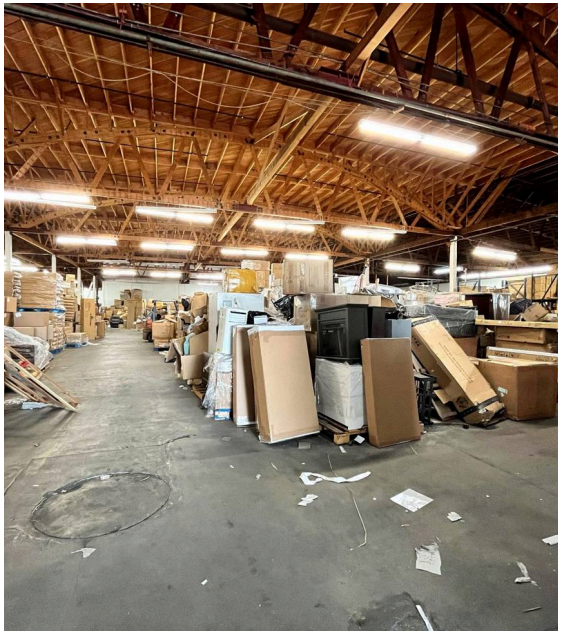
PROPERTY PHOTOS

Docks, Yard & Warehouse





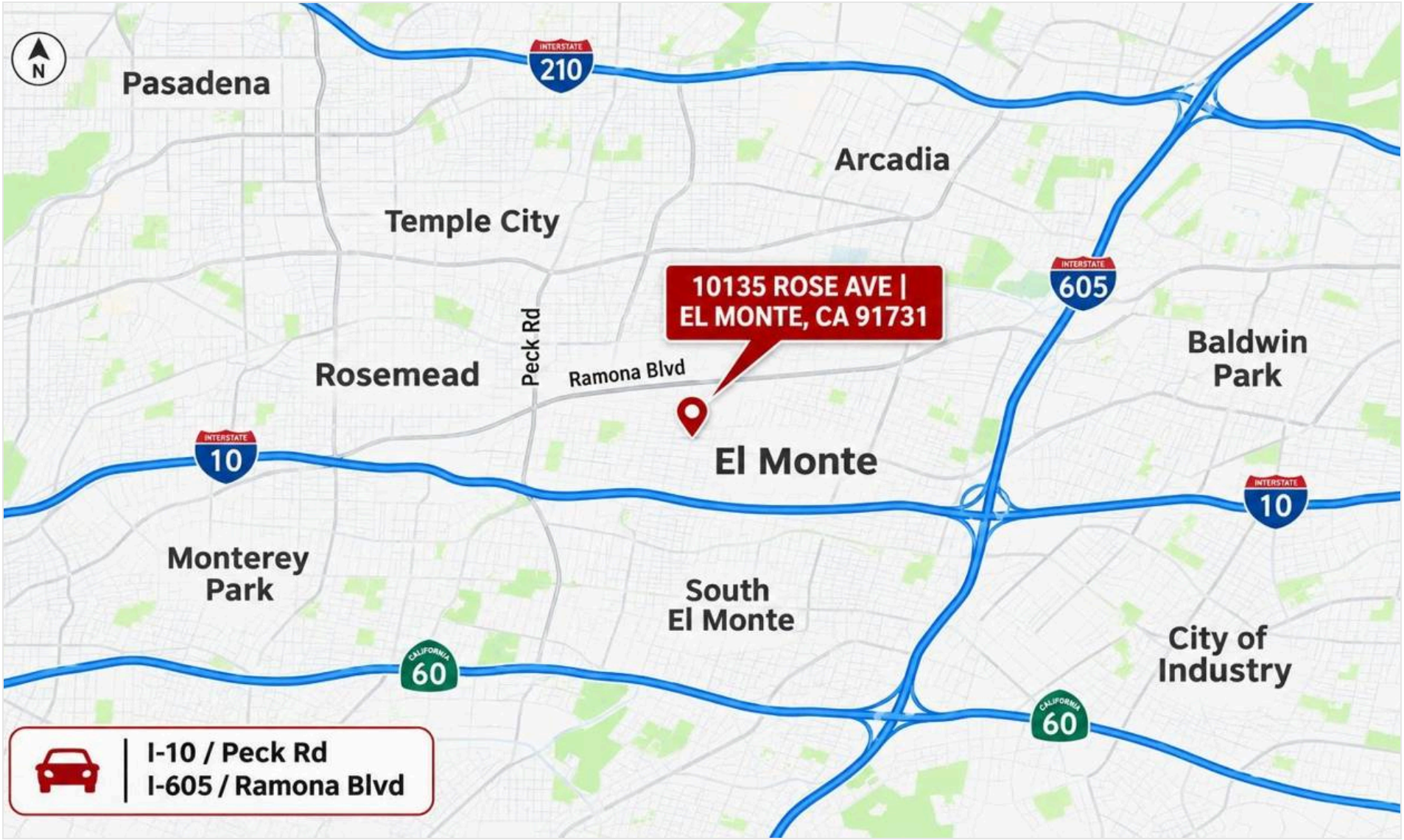






REGIONAL LOCATION

Central San Gabriel Valley



El Monte	I-10	I-605	SR-60	I-210
Lower San Gabriel Valley	via Peck Rd	via Ramona Blvd	South via Peck Rd	North via Peck Rd



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