

# INDUSTRIAL FOR LEASE

1,250 square feet



2644 Durfee Avenue  
South El Monte, CA

## Matt Wagner

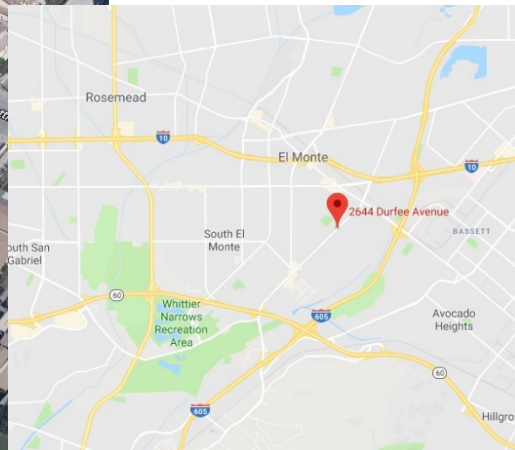
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## GM Properties Inc.

13305 Penn St., Suite 200  
Whittier, CA 90602



# FOR LEASE

GM Properties is pleased to present this rare opportunity to lease an end-unit space in an industrial building in the heart of South El Monte. This warehouse unit is zoned for light manufacturing -- perfect for small contractor storage yard, fabrication, machining, eCommerce, general storage and distribution.

## PROPERTY SUMMARY

ADDRESS: 2644 Durfee Avenue, S. El Monte

Size: ~ 1,250 SF

Yard: ~ 1,250 SF

Loading Door: One (1) Ground-level Loading

Zoning: M-1 "Light Manufacturing"

## PROPERTY HIGHLIGHTS:

- Flexible Industrial Uses
- 16' – 18' Warehouse Clearance
- 1,250 SF Private, Gated Yard
- No CAM Fee

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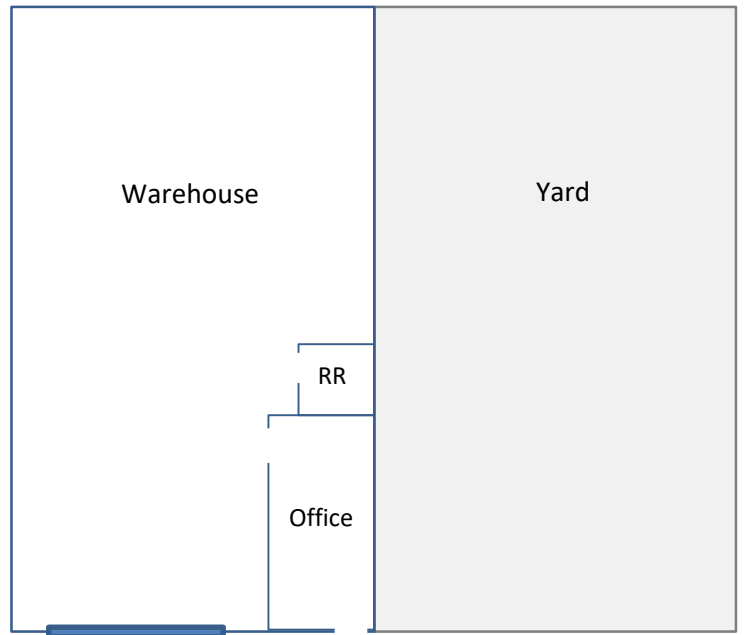
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# 2644 Durfee Avenue

## South El Monte, CA



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