

FOR LEASE ±8,472 SF INDUSTRIAL BUILDING



2018 LEE AVENUE | SOUTH EL MONTE, CA 91733



±8,472 SF | INDUSTRIAL BUILDING

PROPERTY INFORMATION

BUILDING	±8,472 SF
OFFICE	±1,800 SF
LAND	±14,375 SF
CLEARANCE HEIGHT	20' Minimum
GROUND LEVEL DOORS	1
YEAR BUILT	2001
PARKING SPACES	16
ZONING	SEM*

±8,472 SF | INDUSTRIAL BUILDING



Great South El Monte Location



Stand Alone Building



Fenced Yard



Great Freeway Access



High Ceilings



±8,472 SF | INDUSTRIAL BUILDING



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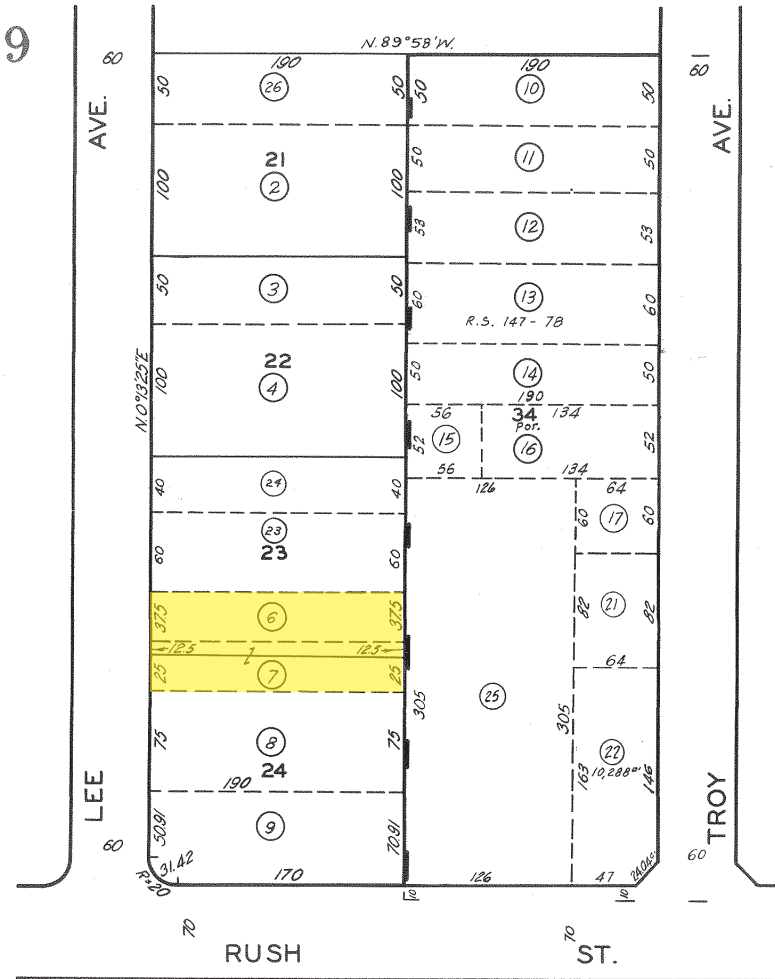
±8,472 SF | INDUSTRIAL BUILDING

5281 | 20
SCALE 1" = 80'

1999



CODE
12376



TRACT NO. 10492

M. B. 176-49-50

TRACT NO. 830

M. B. 16-117

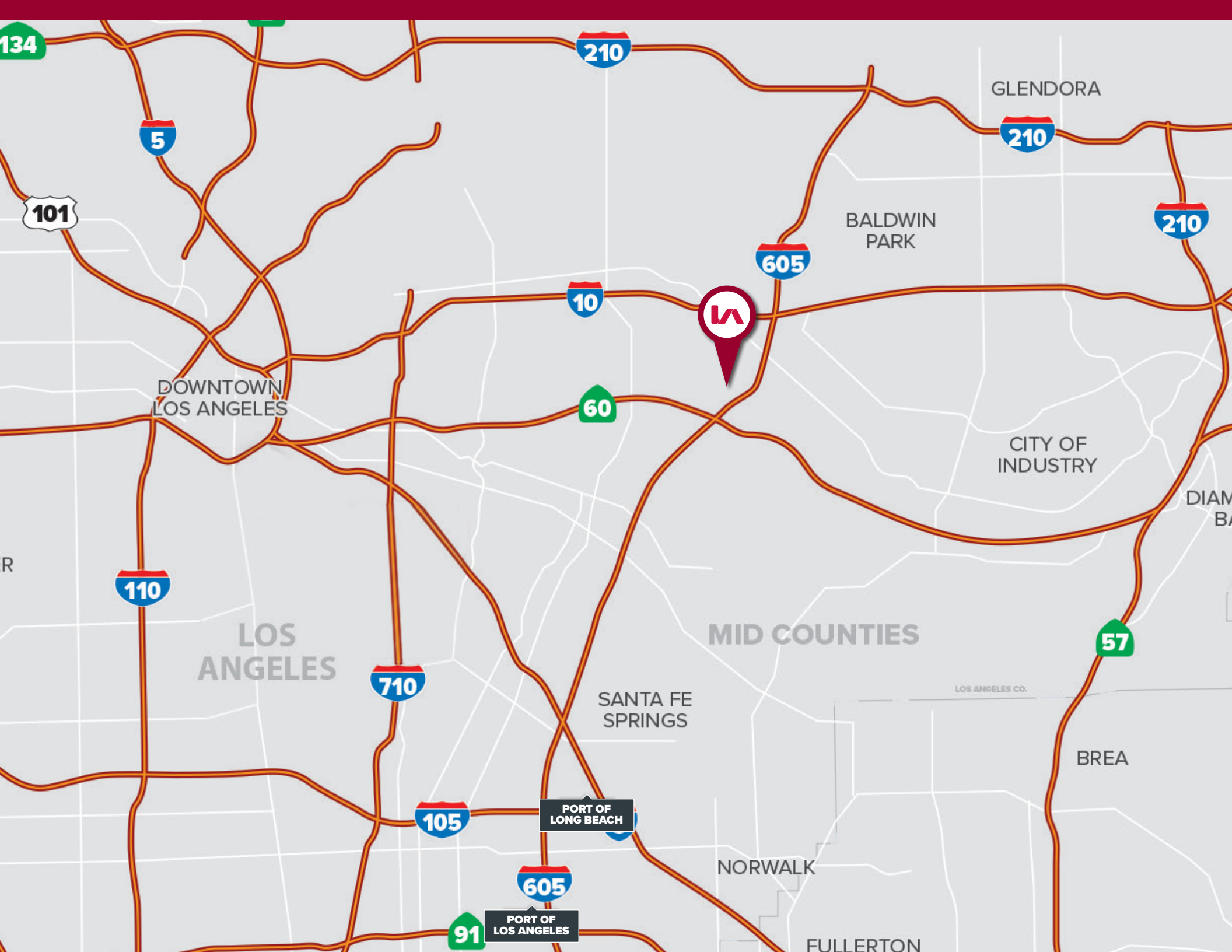
FOR PREV. ASSM'T. SEE: 818-208

5281

**20
SHEET**



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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies.

