



FOR SUBLEASE ±35,418 SF OF INDUSTRIAL BUILDING

1616 BEACH ST, MONTEBELLO, CA 90640

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

DISCLAIMER

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; 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, 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.

1616
BEACH ST



PROPERTY HIGHLIGHTS



Well Located
Montebello Location



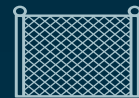
Excellent Warehousing and
Manufacturing Building



Bldg Size: ±35,418 SF



Dock High and Ground Level Loading



Fenced Yard



APN: 6353-002-007

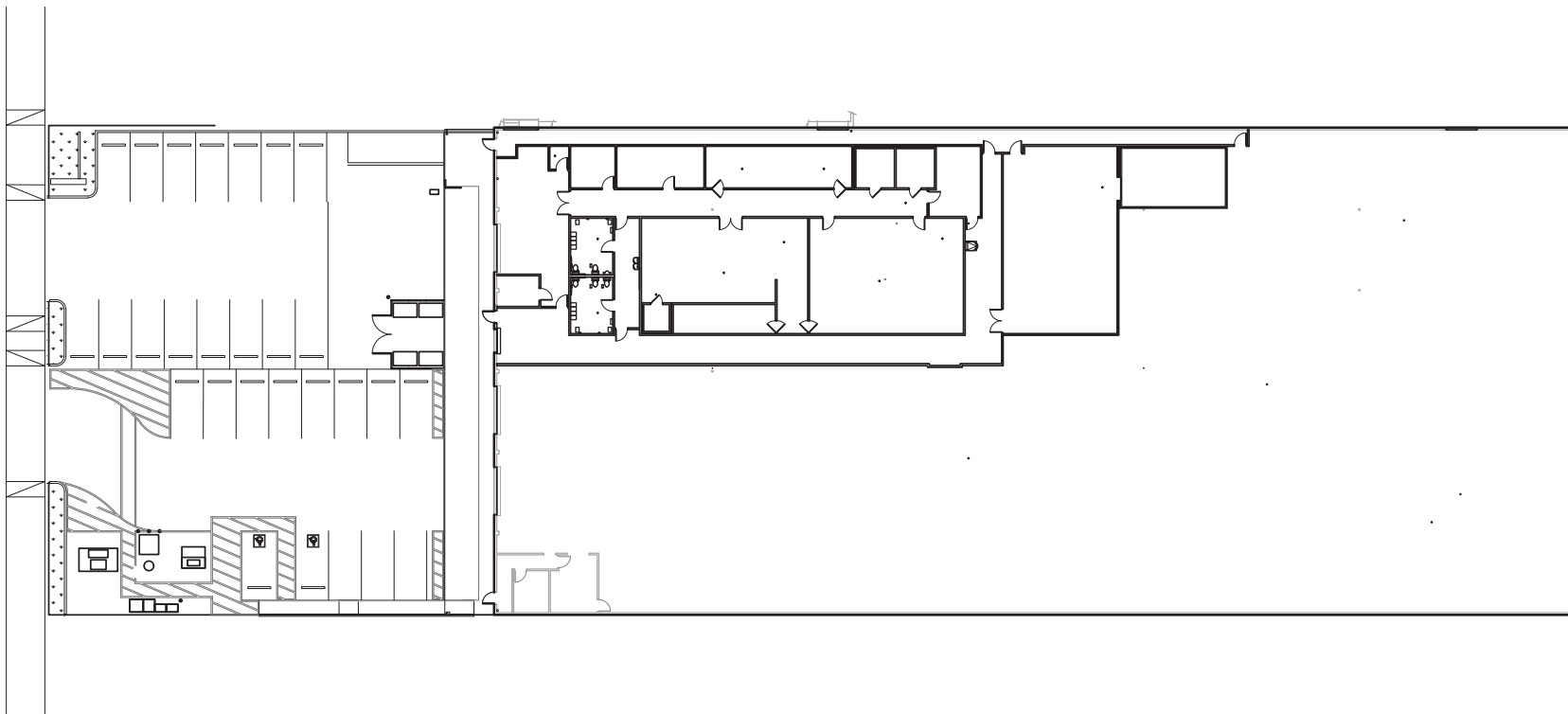
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PROPERTY IMAGES



SITE PLAN

BEACH ST



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

1616
BEACH ST

6353

2
SHEET

SCALE 1" = 100'

1988

CODE
6311

FOR PREV. ASSMT SEE:
6352-1

EL CARMEL TRACT
DADCEI MAP

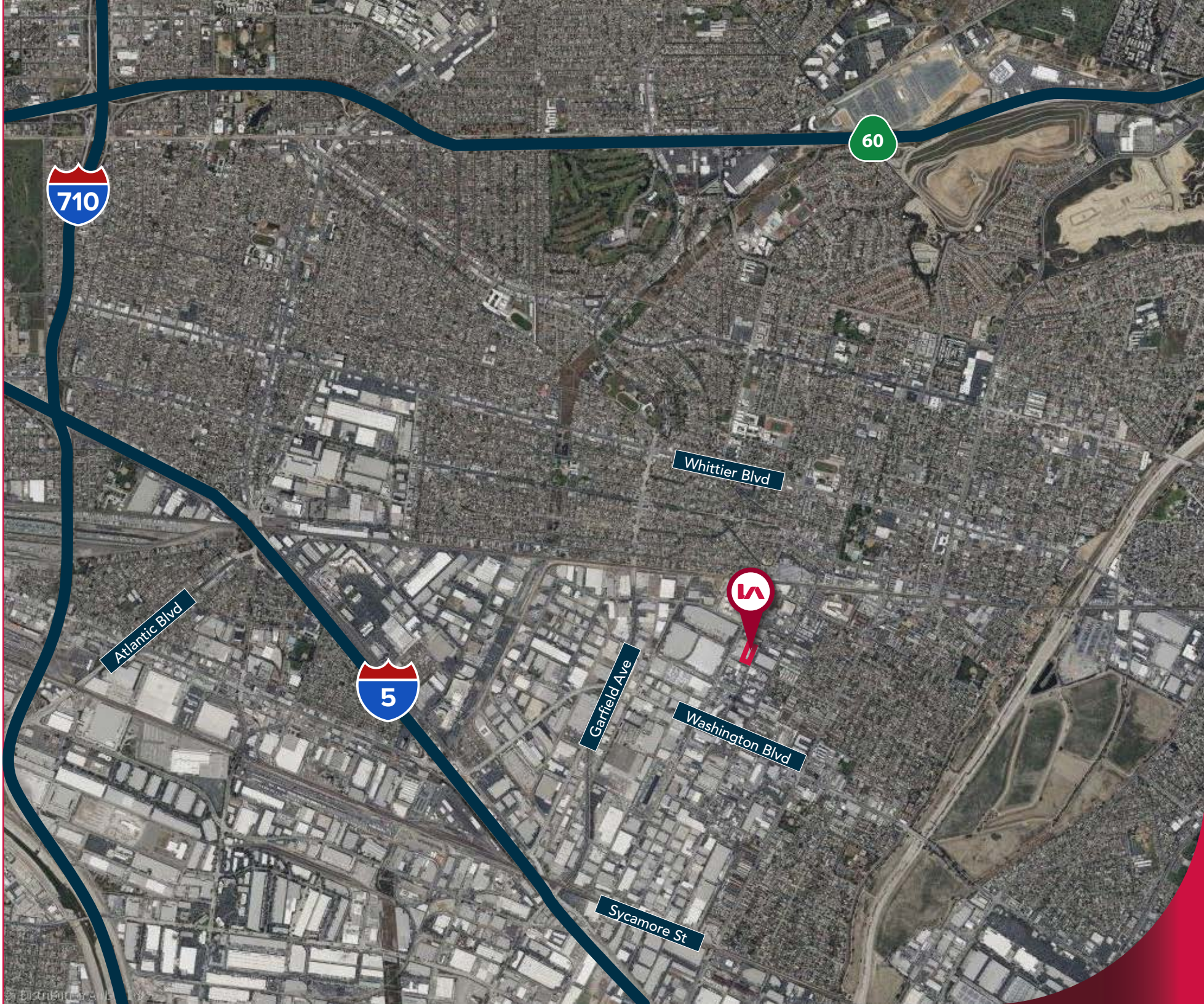
M.B. 7-134-135
D.M. 100-40

ASSESSOR'S MAP

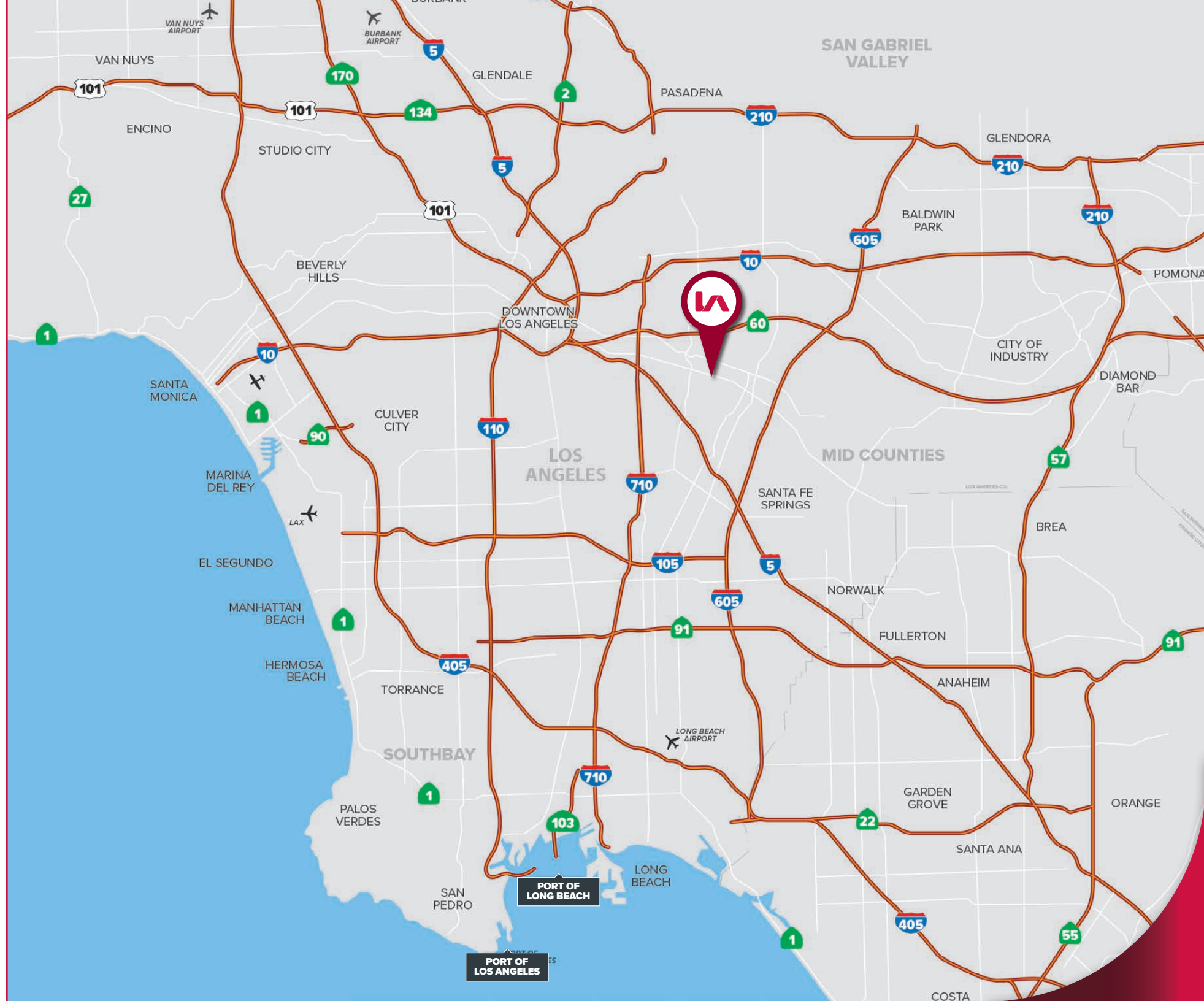


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FREEWAY MAP



REGIONAL MAP



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