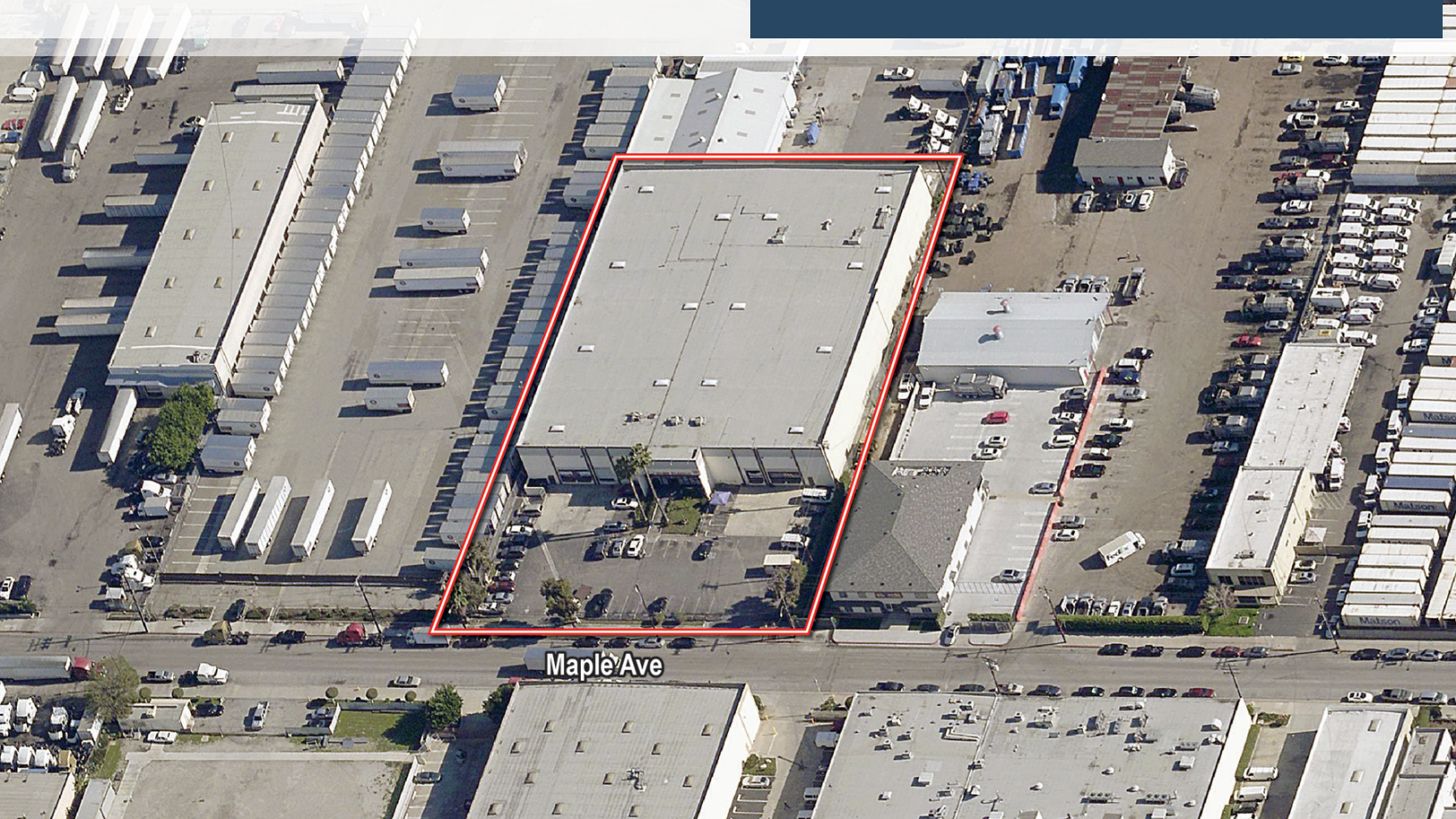


21,930 SF Industrial

1050 S. Maple Ave, Montebello, CA 90640



FOR SUBLEASE

Property Highlights

- Very Functional Industrial Unit
- Fenced Parking & Loading Area
- Excellent Freeway Access
- Near Washington & Telegraph

Property Features

Building Area: 21,930 SF
Office Area: 1,400 SF
Loading: 6 Dock High
Clearance: 22'
Year Built: 1983
Power: 400 Amps 480/277V 3 Phase 4 Wire
Zoning: M-1
Sprinkler System: 21/1,500 & .42/4,000

Sublease Expiration: December 31, 2023

Sublease Rate: \$27,412.50 (\$1.25 PSF) Per Month Gross

Voit

REAL ESTATE SERVICES

BRIAN MCLOUGHLIN

Senior Vice President/Partner
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424.329.7503
bmcloughlin@voitco.com

DAVID FULTS

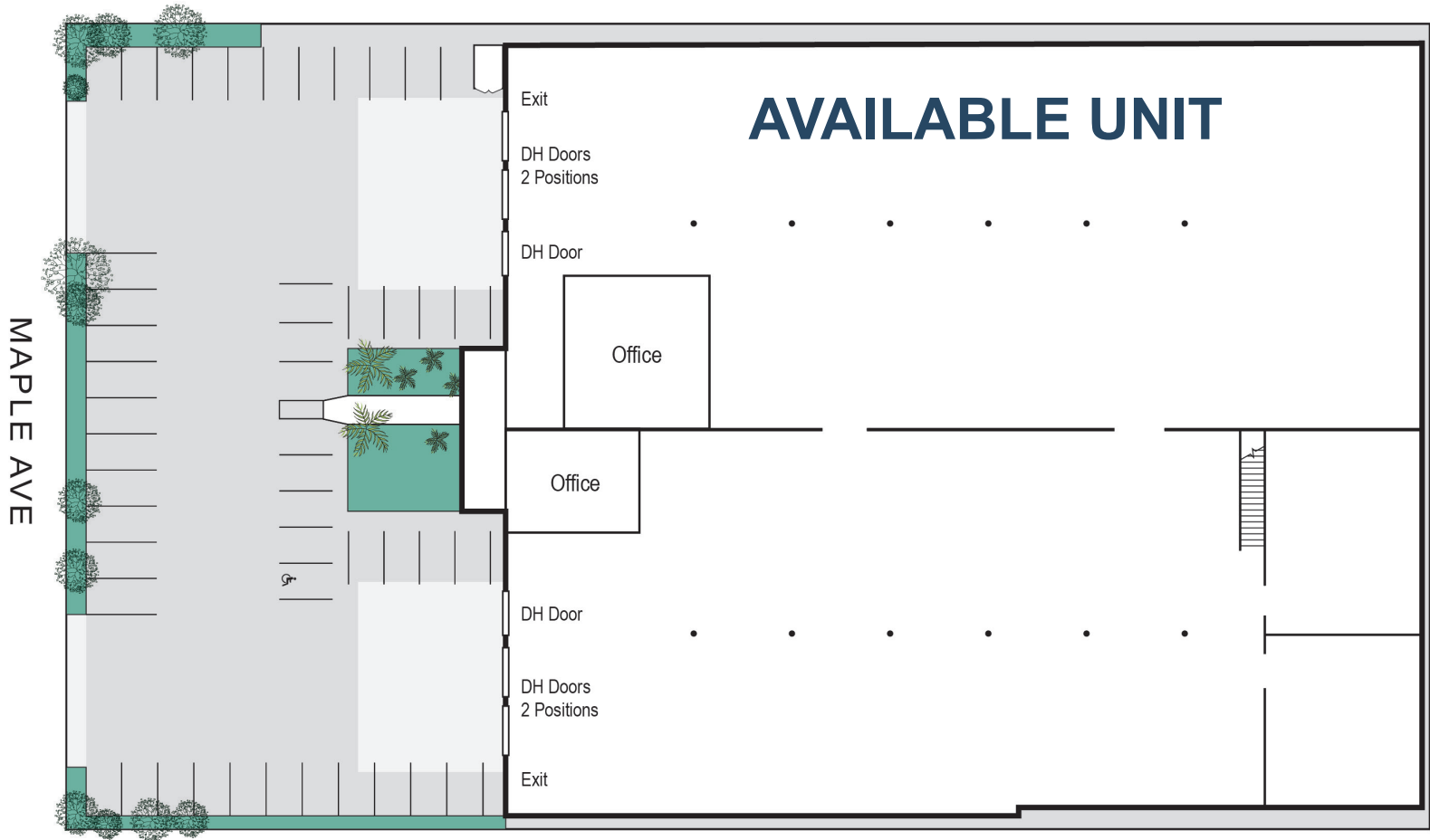
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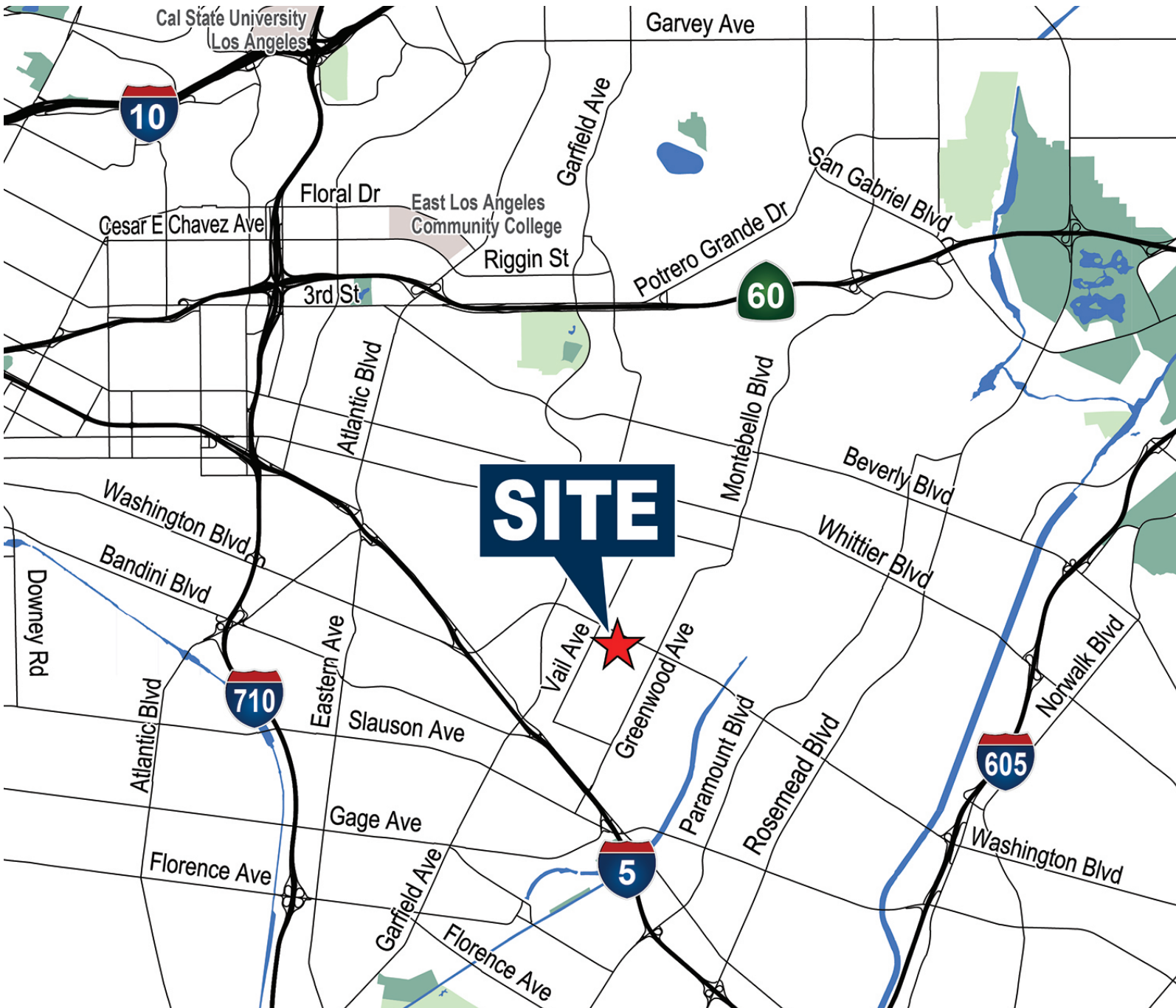
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