

**FOR
LEASE**

±11,550^{SF} BLDG ON ±22,345^{SF} OF LAND
860 TRUCK WAY | MONTEBELLO, CA 90640



PROPERTY HIGHLIGHTS

- Rare, Small Freestanding Dock-High Building
- 2 Dock-High Positions (±61' to Fence-Line)
- 14' - 19' Clear Height
- Ideal Industrial Zoning - Montebello MNM1
- Gated, and Secured Yard
- 400 Amps; 120/240 Volts
- 3 Phase; 4 Wire (Verify)
- Minimal Offices (±945 SF Total)

PROPERTY SUMMARY

BUILDING SIZE

±11,550 SF

LAND SIZE

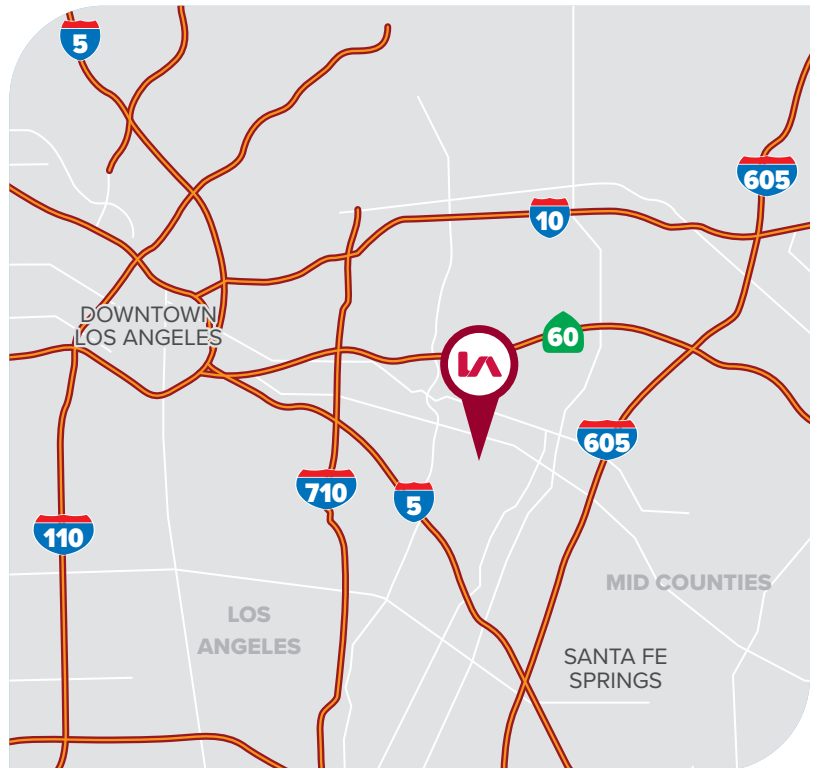
±22,345 SF

RATE SUMMARY

LEASE RATE

\$1.38/SF NNN (Opex: \$0.16/SF)

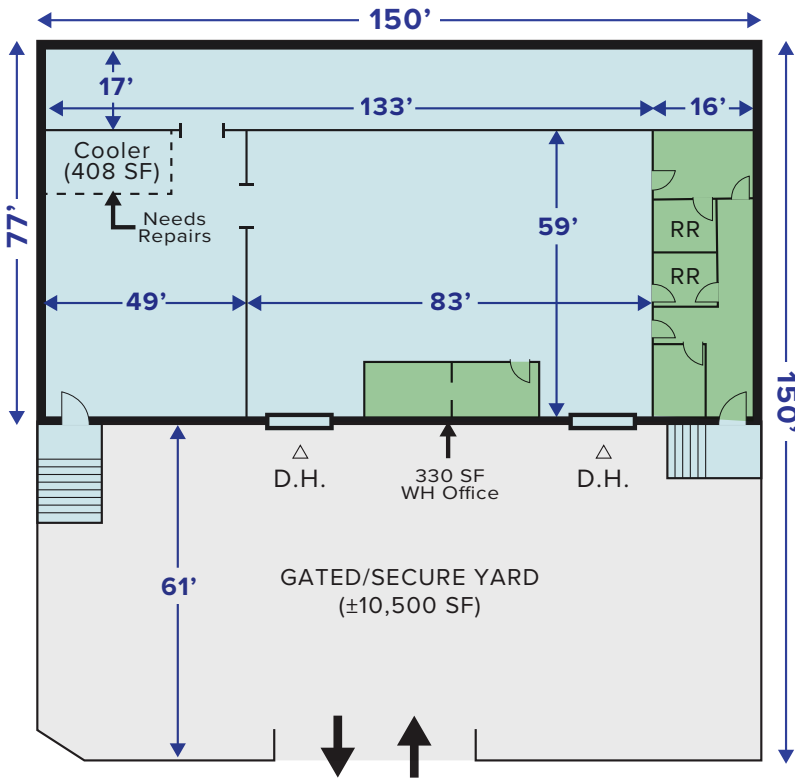
\$15,939/MO NNN



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TRUCK WAY



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

PROPERTY SUMMARY

TOTAL BUILDING SF	±11,550 SF
TOTAL LAND SF	±22,345 SF (0.51 Acres)
CLEAR HEIGHT	14'
DH DOORS	2
OFFICES	±945 SF Total
POWER	400 Amps, 120/240 Volts; 3 Phase, 4 Wire
SPRINKLERED	No
YEAR BUILT	1951
APN	6350-021-027
ZONING	MNM1
CURRENT USE	Warehouse/Distribution
CONSTRUCTION	Brick/Masonry

WAREHOUSE ±10,605 SF

OFFICE ±945 SF - 1,275 SF

TOTAL ±11,550 SF



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