

FOR LEASE

±12,000 SF INDUSTRIAL UNIT



1605 BEACH ST | MONTEBELLO | CA 90640

JACK R. CLINE, JR.

President | LIC NO 00854279

e jcline@lee-associates.com

c 213.590.3512

Team-Cline.com

JEFFREY J. BETHEL

Senior Vice President | LIC NO 01058766

e jcbethel@lee-associates.com

c 562.568.2002

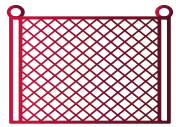
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

BETHEL

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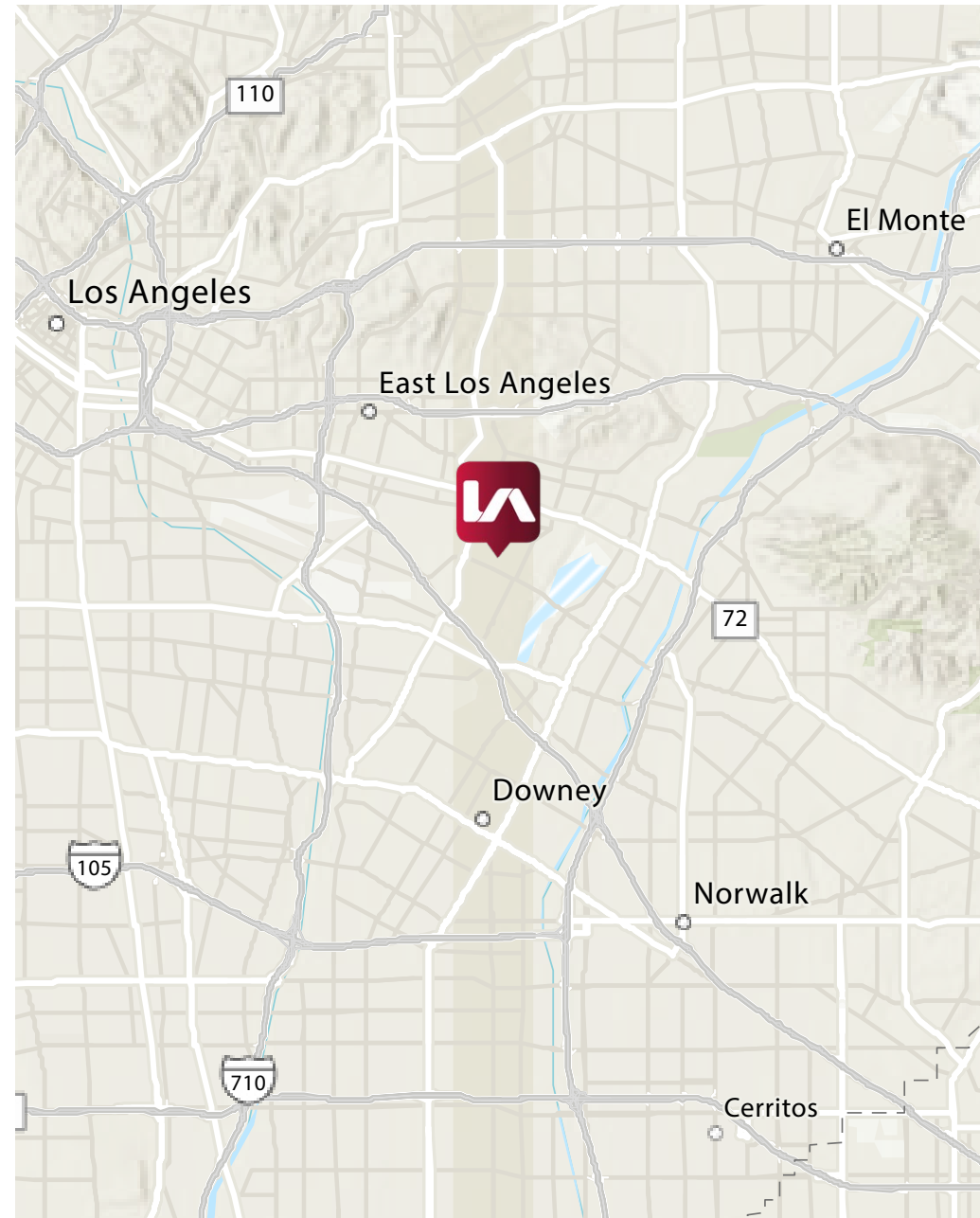
Fenced & Gated Yard



3 Ground Level Loading Doors



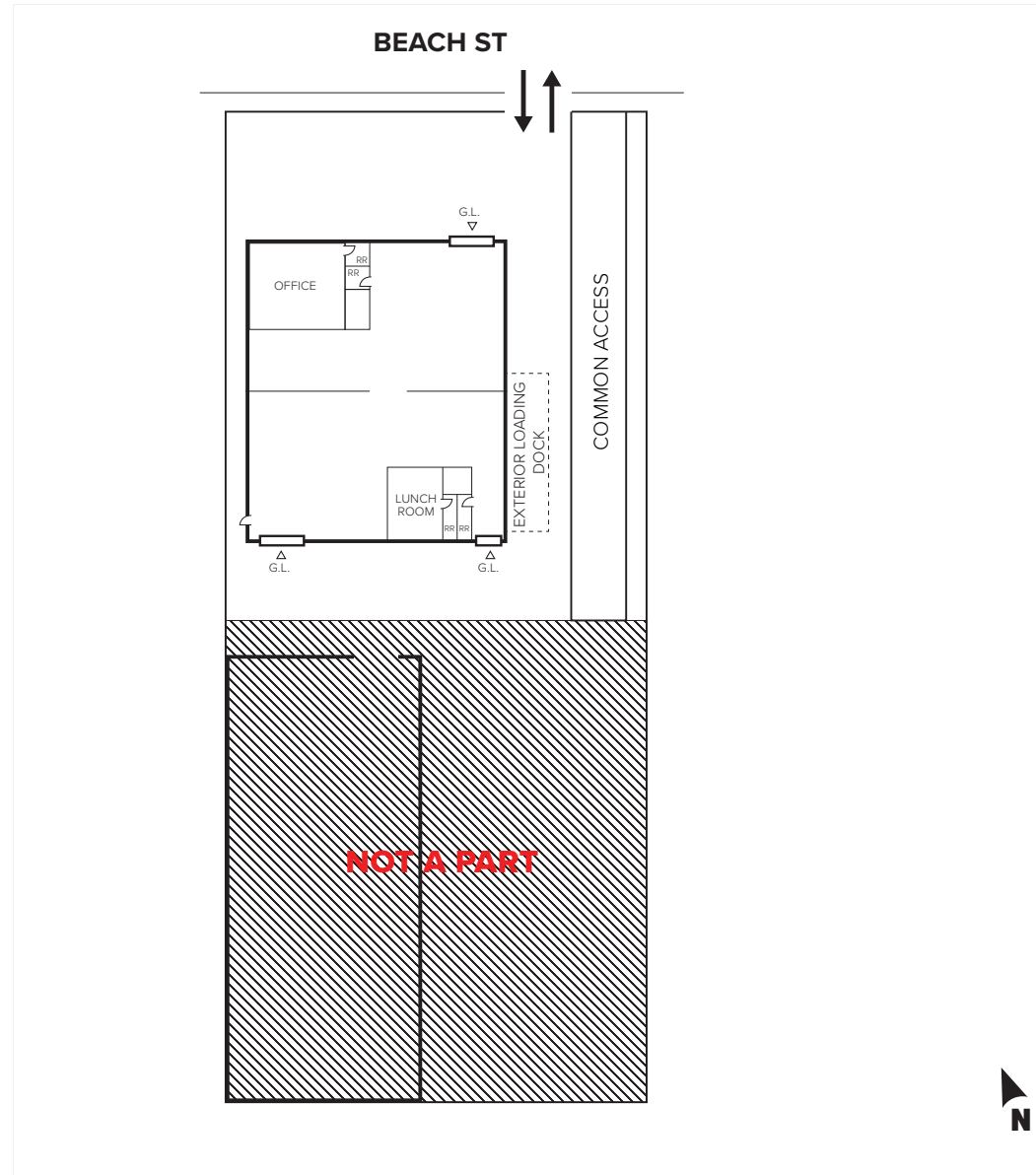
2 Dock High Doors



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SITE PLAN



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LIC NO 01058766

Lee & Associates® Los Angeles, Inc. Corp. ID 02174865 1201 North Main Street | Los Angeles, CA 90012 323-922-3832

Lee & Associates® City of Industry Corp. ID 01125429 13181 Crossroads Pkwy North Suite 300 | City of Industry, CA 91746 562-699-7500

LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

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.