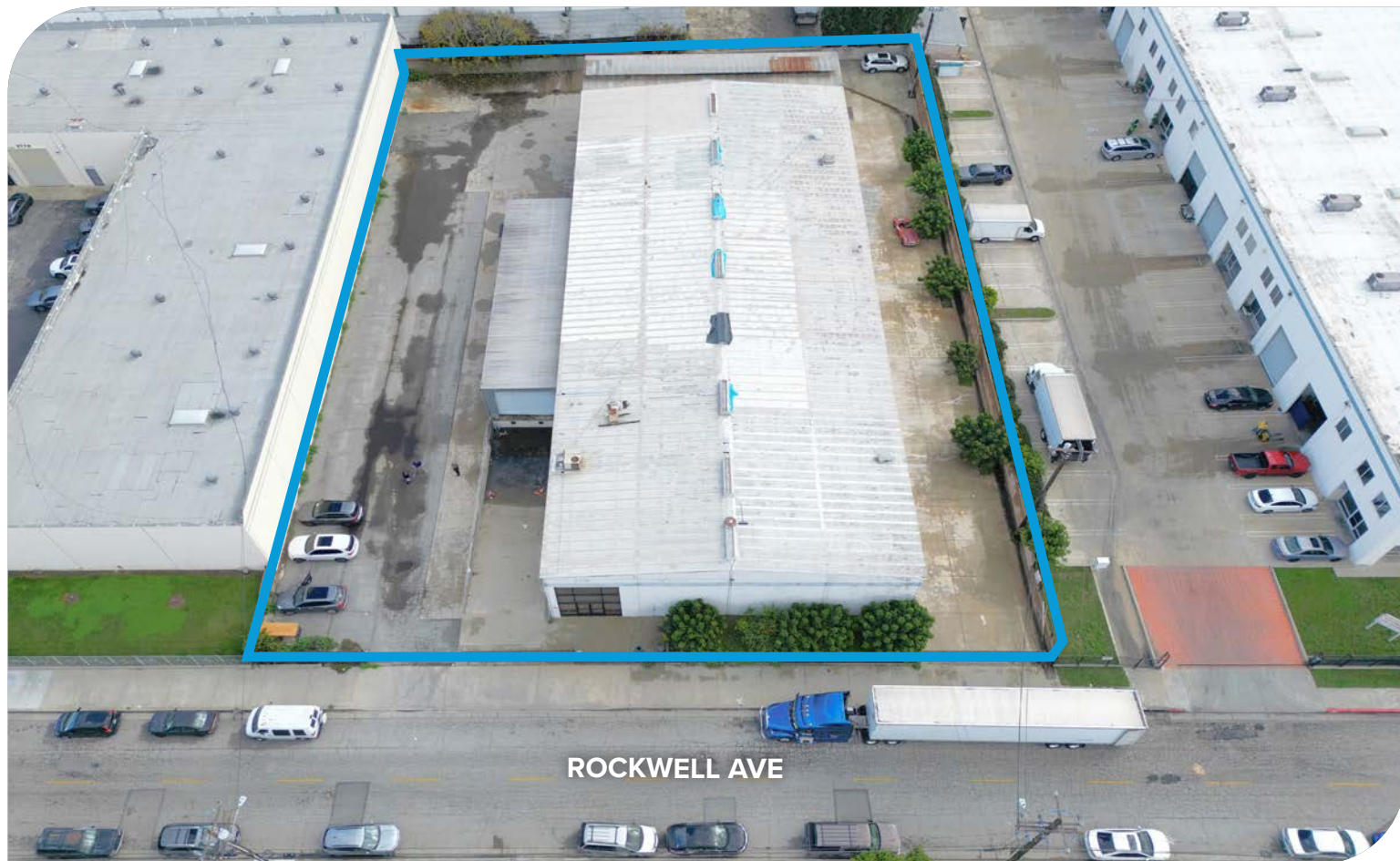


**FOR
LEASE**

±17,450^{SF} INDUSTRIAL BLDG ON ±40,723^{SF} OF LAND
3728 ROCKWELL AVE | EL MONTE, CA 91731

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PROPERTY HIGHLIGHTS

- Current Use: Basketball / Sports Training Facility
- Huge Wraparound Yard - ±40% Bldg. Coverage
- 18'-20' Clear-Height / Clear-Span Warehouse
- Dock-High (1) and Ground-Level (2) Doors
- Heavy Power: 1,200A @ 277/480V (Verify)
- Immediate 10 FWY Access off Baldwin Blvd.
- High Parking Capacity: Up to ±56 Spaces
- El Monte M1 Zoning / ±60 Days to Possession
- Contact Broker for General Warehousing Uses

PRICING SUMMARY

LEASE RATE

\$30,000/mo GRS
(\$1.72/SF Gross)



FOR MORE INFORMATION, PLEASE CONTACT



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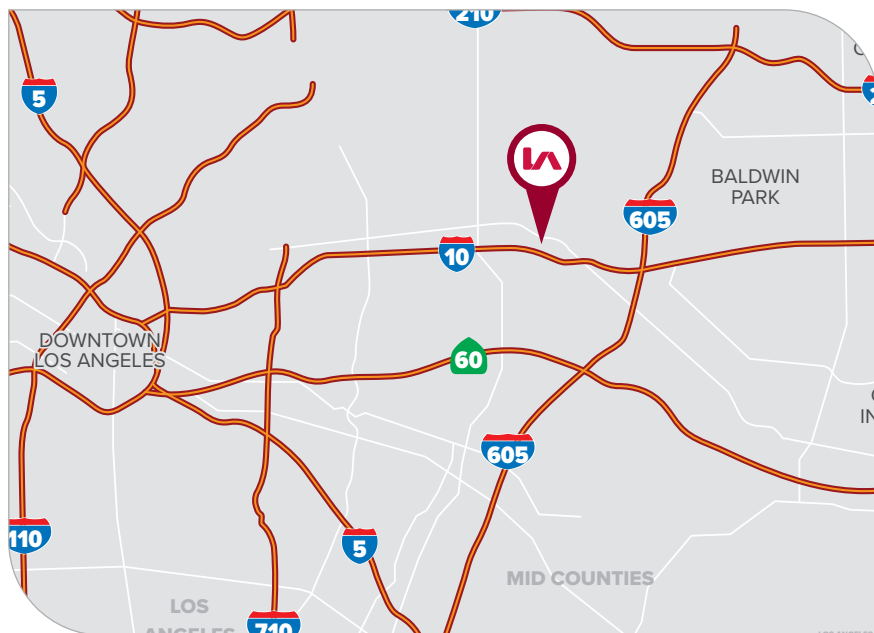
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PARCEL MAP



PROPERTY SUMMARY

TOTAL BUILDING SF	±17,450 SF
TOTAL LAND SF	±40,723 SF
OFFICES/RR'S	±2,272 SF/ 2 RR's
CLEAR HEIGHT	18'-21' (Ceiling: 20'-22')
LOADING DOORS	1 Dock-High / 2 Ground Level
POWER (VERIFY)	1,200A @ 277/480V
PARKING	41 Spaces (±56 Possible)
CONSTRUCTION	Concrete Tilt-Up
YEAR BUILT	1966
ZONING	EMM1
APN	8578-011-019
OCCUPANCY	30-60 Days
CURRENT USE	Basketball Training Facility



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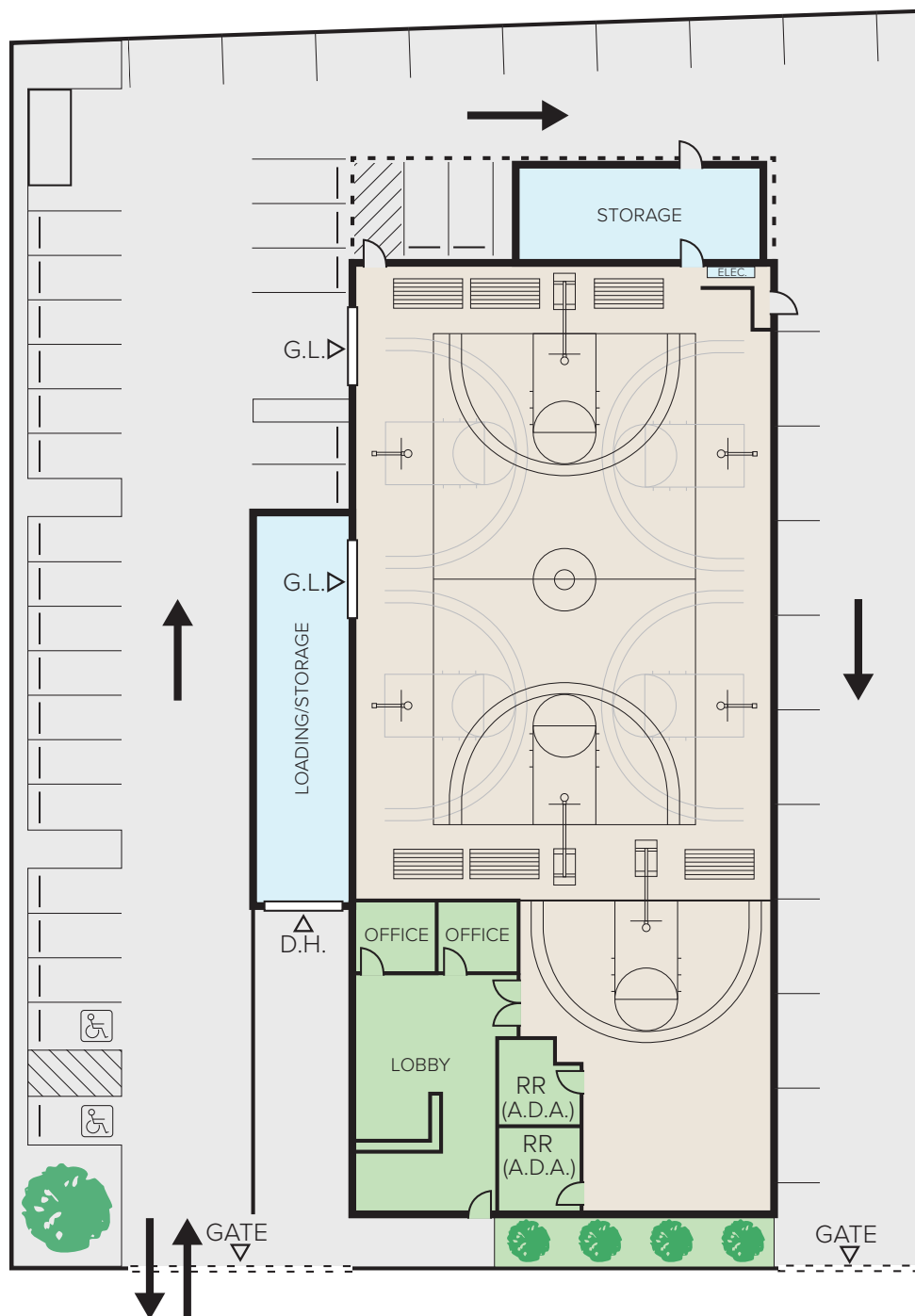
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SITE PLAN



ROCKWELL AVE

*Site plan not to scale. Lessee to verify all information

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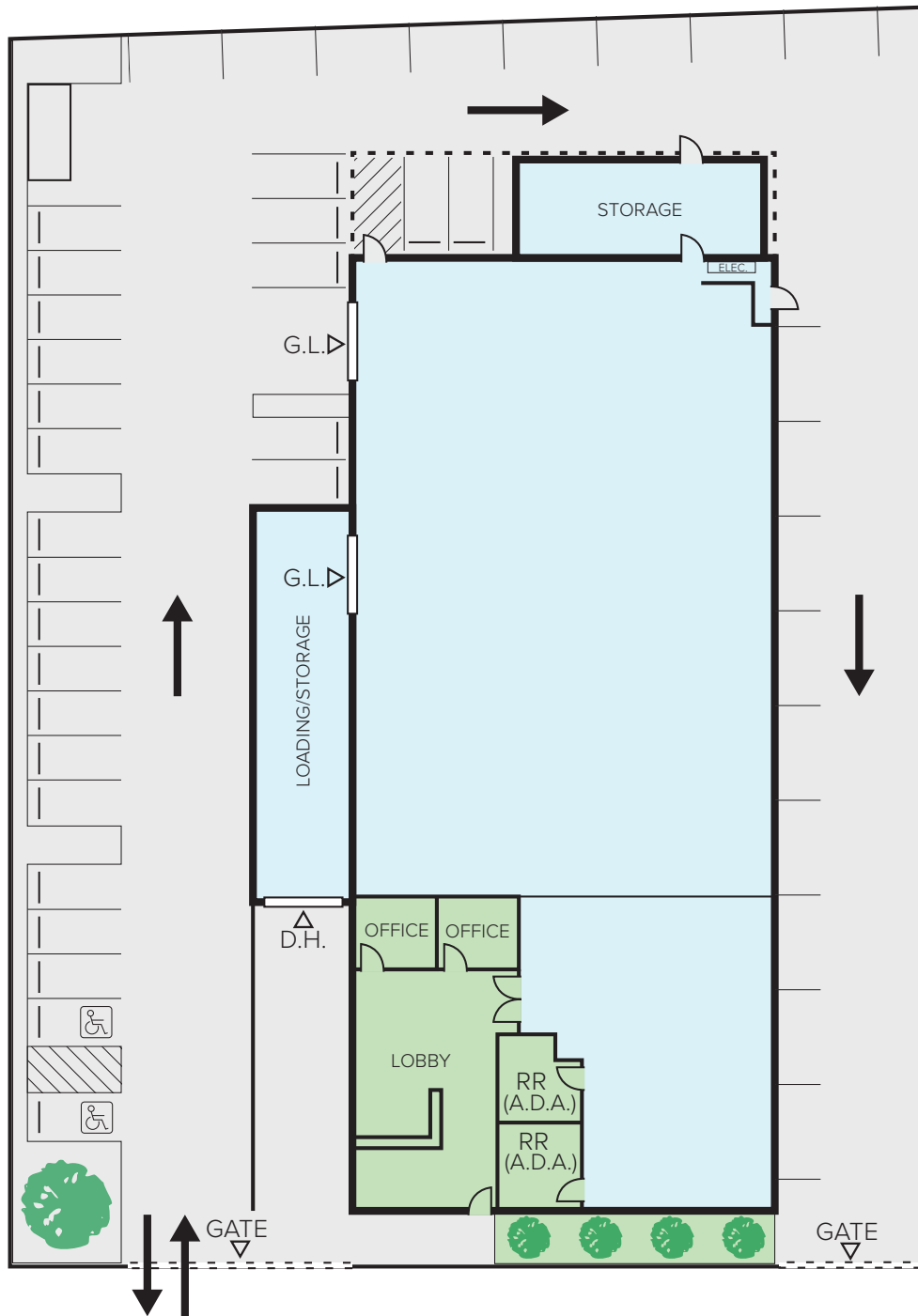
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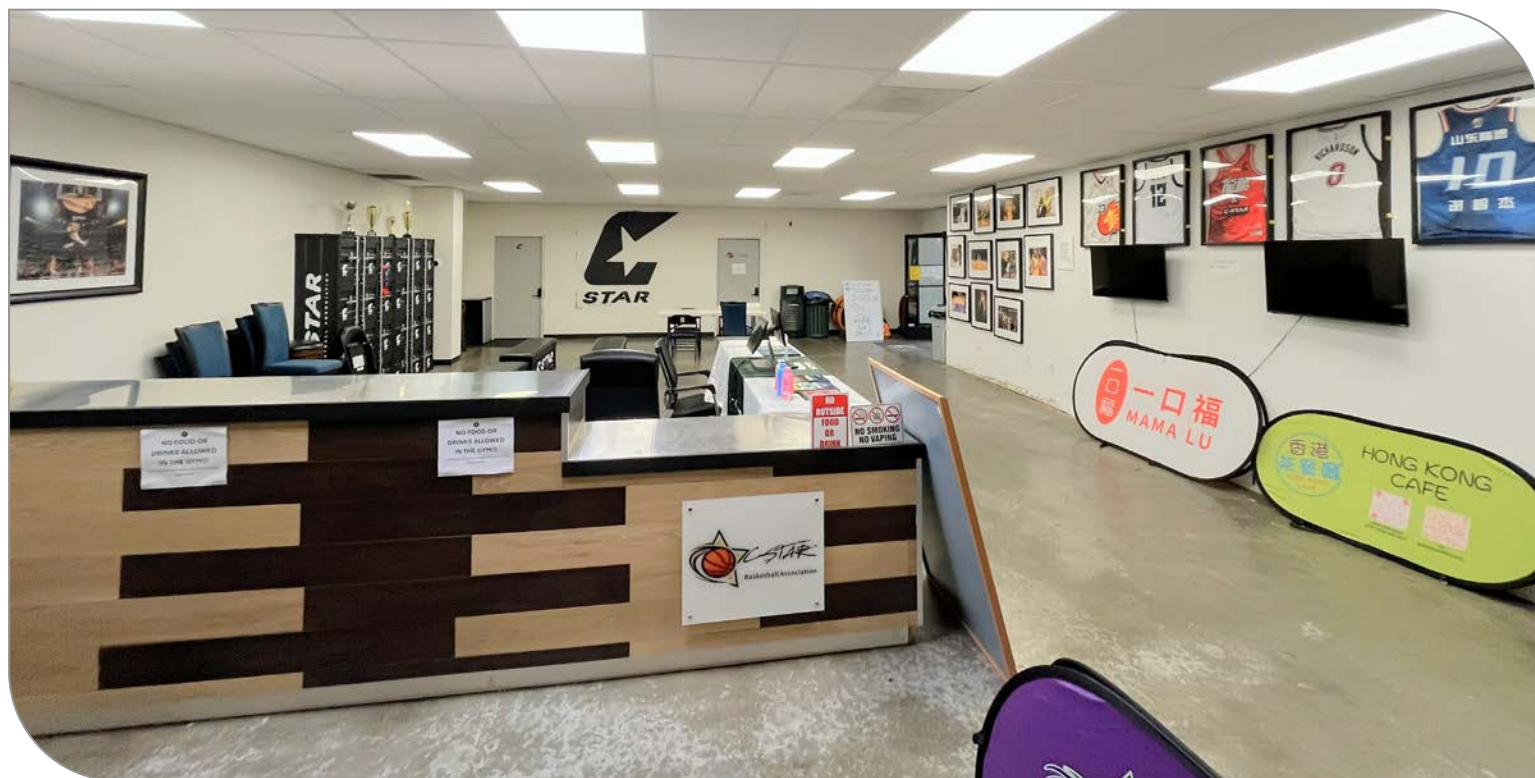
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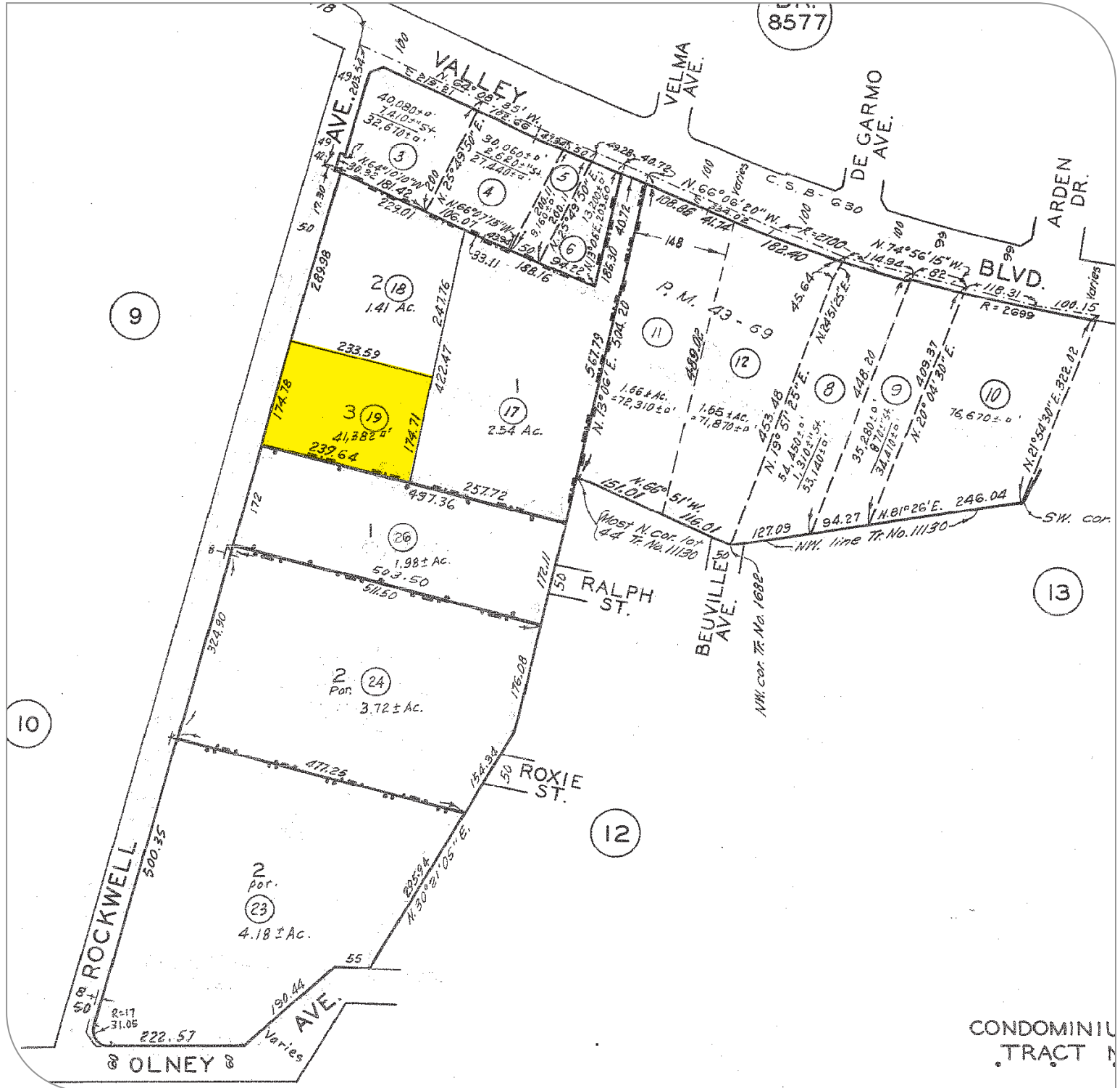
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