

FOOD PROCESSING FACILITY W/ COLD STORAGE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



FOR SUBLEASE

±13,572 SF
INDUSTRIAL BLDG ON ±39,191 SF LAND

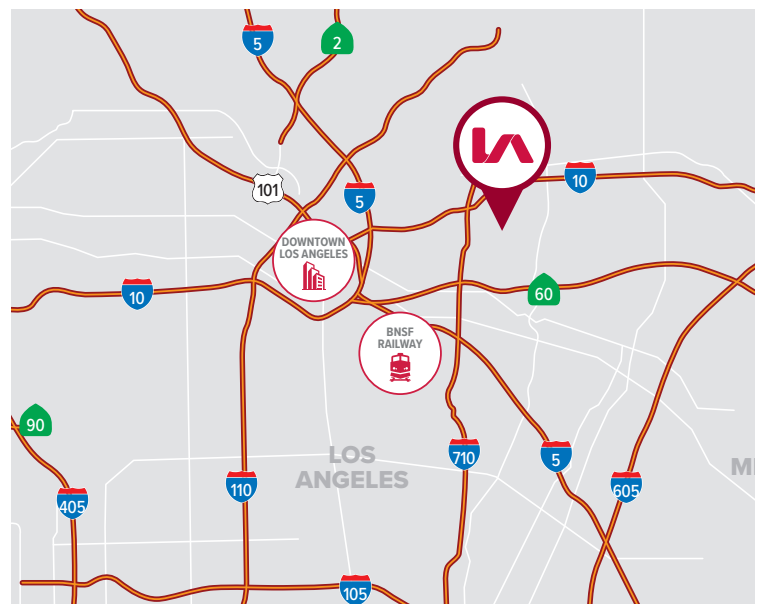
597 MONTEREY PASS RD, MONTEREY PARK, CA 91754

PROPERTY HIGHLIGHTS

- Excellent Condition Food Processing Facility
- Very Well Maintained, Turnkey Operation
- ±1,100 SF Cooler / ±4,000 SF Processing Space
-
- Floor Drains / Washdown Walls / Locker Rooms
- Key Card Access & Security System to Remain
- Minutes to the 10, 60, and 710 Freeways
- Immediate Occupancy & Longer Term Possible
- Contact Broker to Tour - Please Do Not Disturb
- **Sublease Term: Thru February 28, 2027**

LEASE RATE

\$1.35/SF Gross
(\$18,322/mo.)



FOR MORE INFORMATION, PLEASE CONTACT



TONY NAPLES

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



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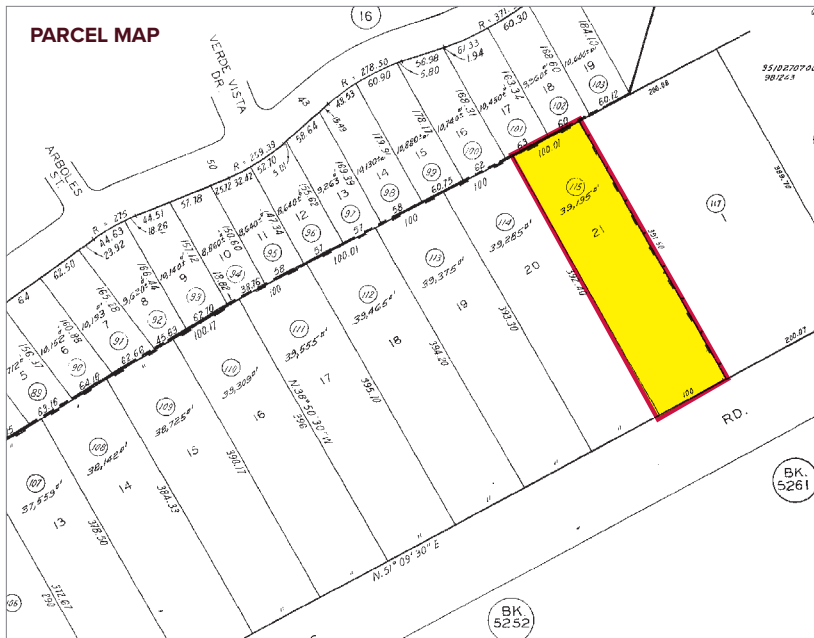
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PROPERTY SUMMARY

TOTAL BUILDING SF	±13,572 SF
COOLER/PROCESSING SF	±1,100 SF / ±4,000 SF
OFFICES/RRs	±2,472 SF / 3 RRs
TOTAL LAND SF	±39,191 SF
CLEAR HEIGHT	12' Clear Height
LOADING DOORS	1 Ground-Level Door
SPRINKLERED	Yes
POWER	200A, 240V, 3Ø, 3W
CONSTRUCTION	Brick
YEAR BUILT	1961
ZONING	O-P (Verify)
APN	5254-019-115
TERM	Thru February 28, 2027
OCCUPANCY	Immediate



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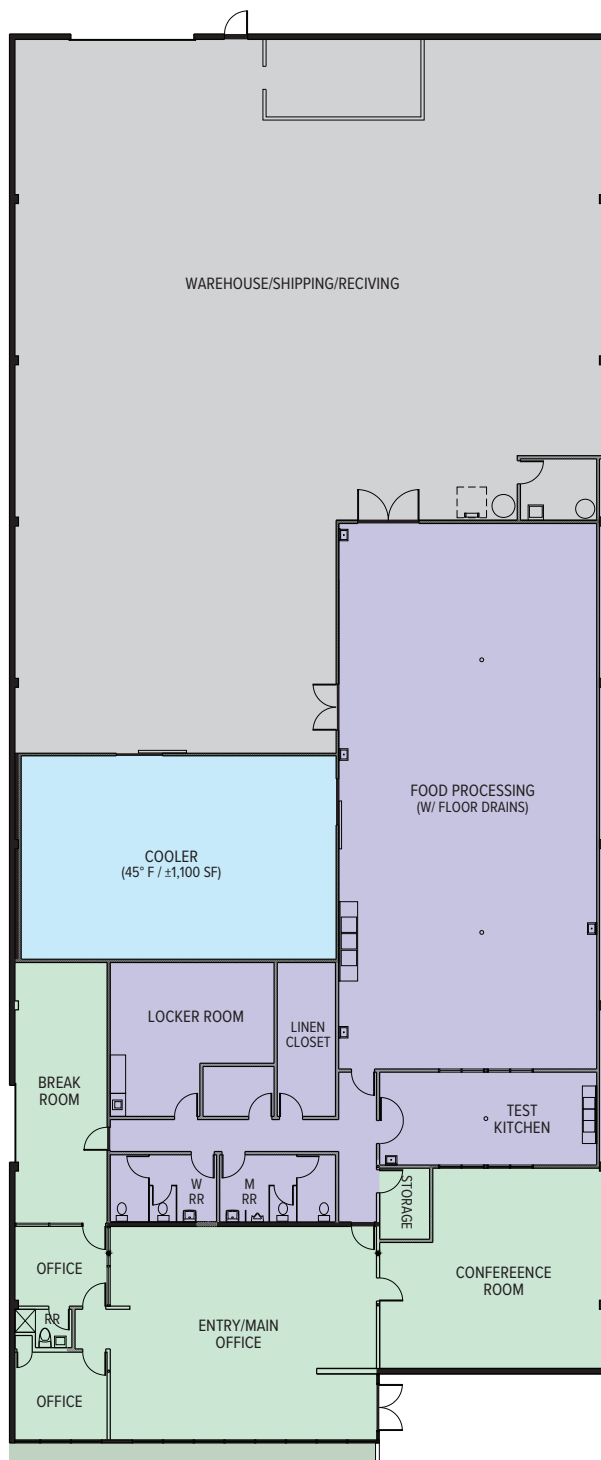
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PROPERTY SITE PLAN



OFFICE	±2,450 SF
COOLER	±1,100 SF
PROCESSING	±4,000 SF
WAREHOUSE	±6,025 SF
TOTAL BUILDING	±13,572 SF

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

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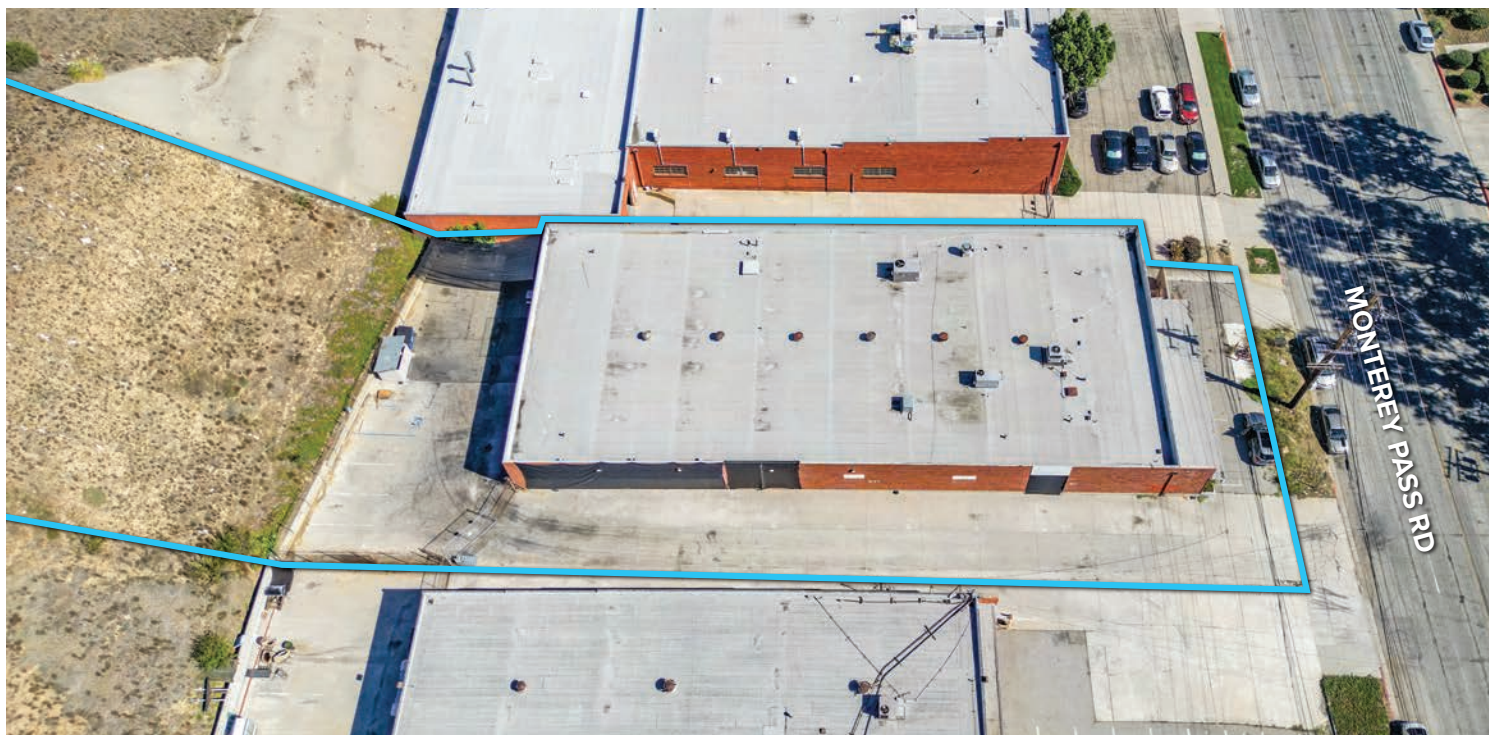
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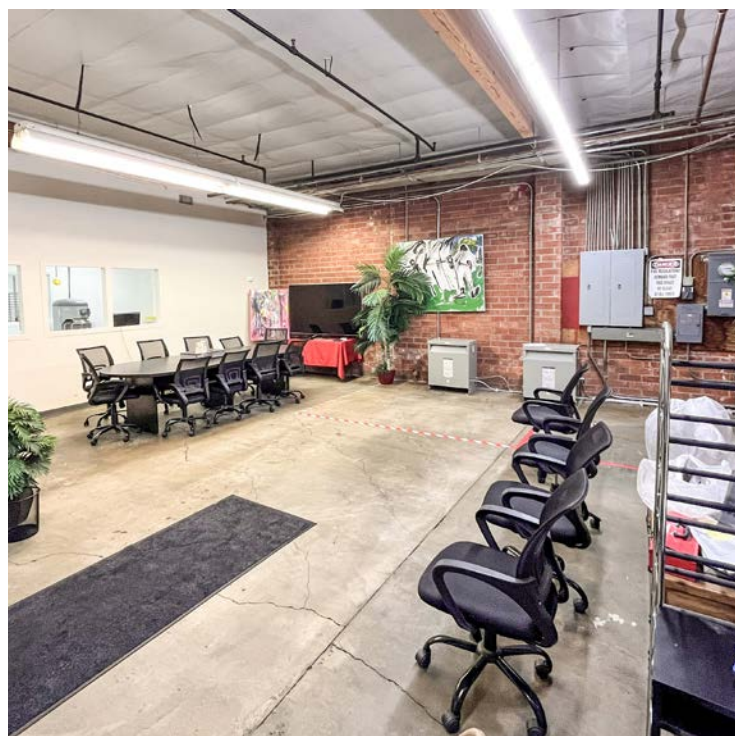
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