

INDUSTRIAL WAREHOUSE | IMPROVEMENTS NOW COMPLETE



FOR LEASE

± 54,648 SF ON ± 2.2 AC LOT

1215 WASHINGTON BLVD.
MONTEBELLO | CA

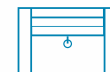
PROPERTY HIGHLIGHTS



54,648 SF
AVAILABLE



2.2 AC
AVAILABLE



4
DOCKS



2
DRIVE IN (10X14')

[▶ VIEW VIDEO](#)

FOR MORE INFORMATION, PLEASE CONTACT:

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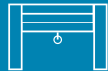
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4
DOCKS



2.2 AC
AVAILABLE



2
DRIVE IN (10X14')



68
PARKING
SPACES



22'
CLEAR
HEIGHT

Address	1215 W. Washington Blvd, Montebello, CA
Building Size	54,648 SF
Site Size	2.2 Acres
Clear Height	22'
Parking	68
Docks	4
Lease Term	5 Year Lease Term Preferred
Upgrades	New Roof & Cosmetics Upgrades Completed
Freeway	Close Proximity to I-5 and I-605

1215 WASHINGTON BLVD.
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2.8 MILES



1.6 MILES

SUBJECT PROPERTY

WASHINGTON BLVD.

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PUBLIC TRANSPORTATION



COMMUTER RAIL

Montebello/Commerce Commuter Rail
(Riverside Line)
5 min | 1.9 mi

Commerce Commuter Rail
7 min | 2.6 mi



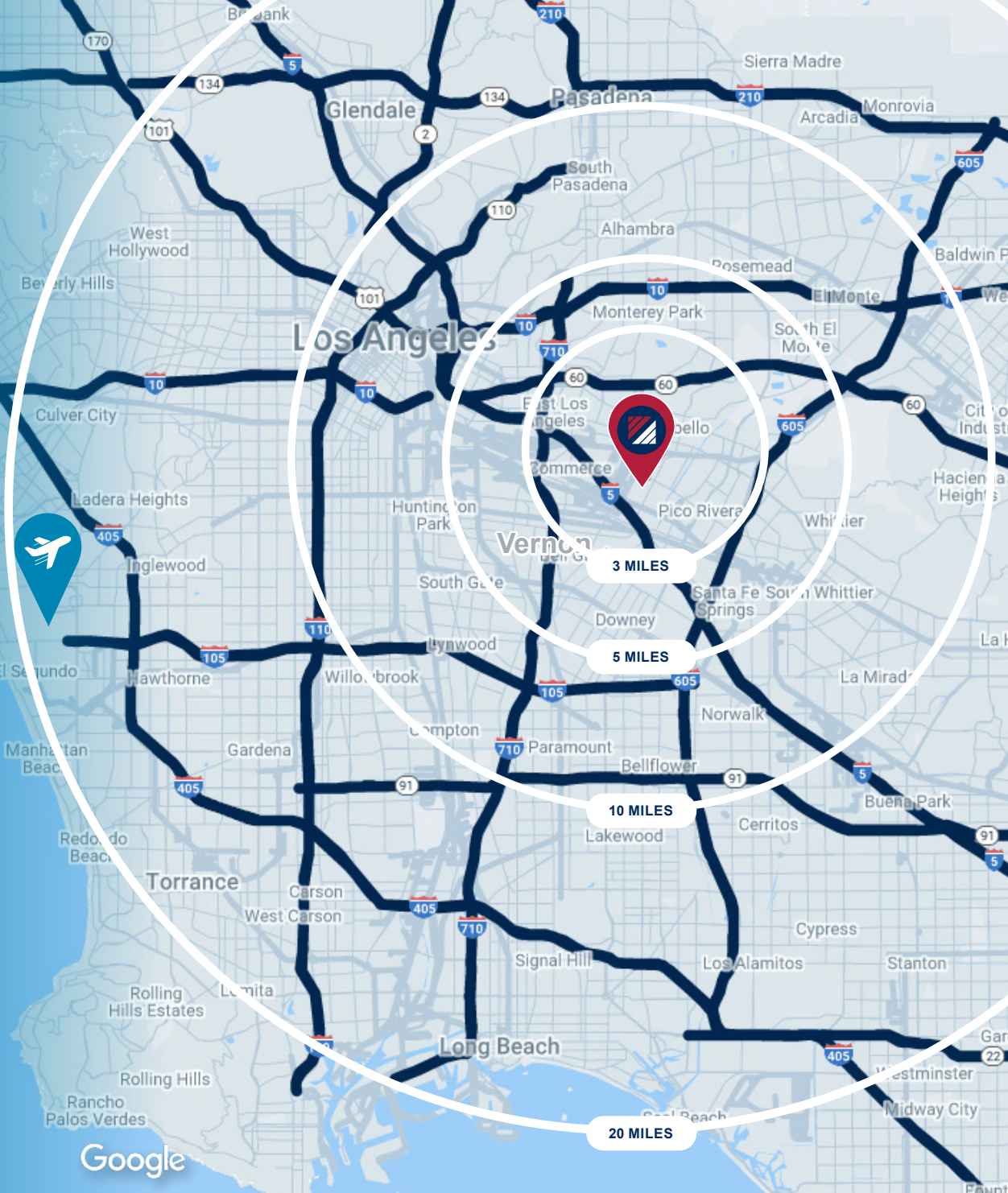
AIRPORT

Long Beach-Daugherty Field Airport
27 min | 17.8 mi

Los Angeles International Airport
35 min | 24.9 mi

Bob Hope Airport
35 min | 24.9 mi

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2010 POPULATION	220,340	643,859	2,991,400
2022 POPULATION	211,702	622,065	2,962,442
2027 POPULATION PROJECTION	206,805	608,365	2,911,445
2010 HOUSEHOLDS	59,924	177,366	829,674
2022 HOUSEHOLDS	57,183	170,520	823,949
2027 HOUSEHOLD PROJECTION	55,773	166,577	810,074
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$2B	\$5.8B	\$27.6B



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