\$8,108,694.00 (\$297.00/SF) FOR SAL

708-710 MONTEREY PASS RD. MONTEREY PARK | CA

PROPERTY HIGHLIGHTS



±27,302 SF **Building Size**



MONTEREY PASS RD.

3 Dock High Positions 2 Ground level doors



CTU Construction



± .80 AC Lot Size



Spaces

35 Parking

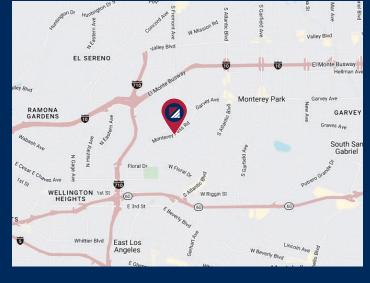




UNIQUE "IN-FILL" MONTEREY PASS RD LOCATION

- Power- 1200 Amps / 240 volts / 3 Phase (SCE)
- Fire Sprinkler Ordinary Hazard
- Office area: ±2,000 SF
- Gas line available: 5 PSIG
- Water Service Monterey Park Water Co.
- Clear Ht. : 16'-18'
- Concrete yard area/ Fenced and Secured
- Short term leaseback after close of escrow may be needed (TBD)
- Zoning MPM*
- *Zoning Overlay Light Industrial, Light Assembly, Food production uses Approved
 - "No" exclusive warehouse and distribution uses approved "No" Heavy Manufacturing allowed
 - City to limit heavy truck traffic and outside storage
- Seller will remove powder coating equipment, unless a buyer is interested

**Buyer to confirm all building specifications and measurements. The above are estimates and are not guaranteed to be accurate.



DO NOT DISTURB TENANT - CONTACT AGENTS FOR TOUR SCHEDULE

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