

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

FOR SALE

708-710 MONTEREY PASS RD.
MONTEREY PARK | CA



PROPERTY HIGHLIGHTS



±27,302 SF
Building Size



3 Dock High Positions
2 Ground level doors



CTU
Construction



± .80 AC
Lot Size



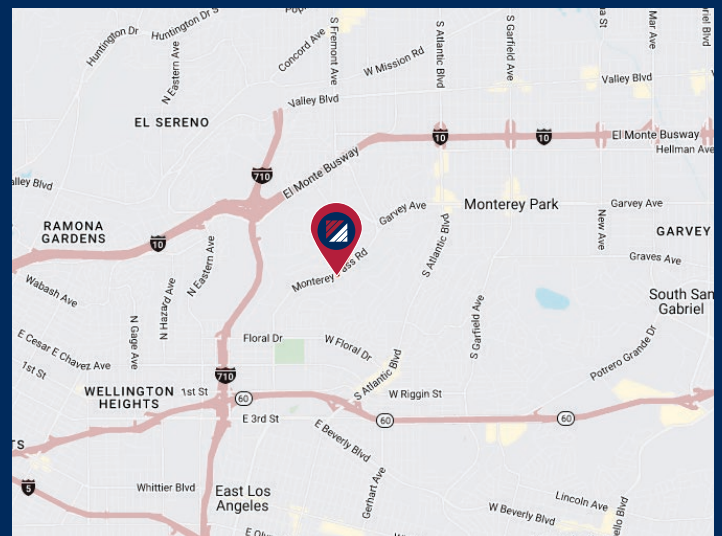
35 Parking
Spaces



5252-003-058
APN

- **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

DENNIS SANDOVAL
EVP | Principal
dsandoval@daumcre.com
562.884.9147
CA DRE #00687518

KEVIN SANDOVAL
Associate Vice President
ksandoval@daumcre.com
562.618.9855
CA DRE #01963831

BRYAN SANDOVAL
Associate
bsandoval@daumcre.com
562.223.0807
CA DRE #01924403

