

INDUSTRIAL FOR

SALE/LEASE

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



777 Monterey Pass Rd, Monterey Park, CA 91754

±42,800 SF of Industrial Building

**PETER D. BACCI**

SIOR Executive VP, Principal LIC NO 00946253  
pbacci@lee-associates.com  
323.767.2022

**MICHAEL H. TSAPARIAN**

CCIM SIOR Executive VP, Principal LIC NO 00901326  
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323.767.2111

**JP GORMLY**

Vice President, Principal LIC NO 01921853  
jpgormly@lee-associates.com  
323.767.2036

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - Los Angeles Central | CORP ID 01125429  
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

**LEE-ASSOCIATES.COM**

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MOTIVATED OWNER



PRIME MONTEREY PARK AREA



DOCK HIGH & GROUND  
LEVEL LOADING



LARGE FENCED YARD

## PRICING SUMMARY

### SALE PRICE

\$11,556,000 (\$270 PSF)

### LEASE RATE

\$51,360/Mo (\$1.20 PSF/Mo) GRS

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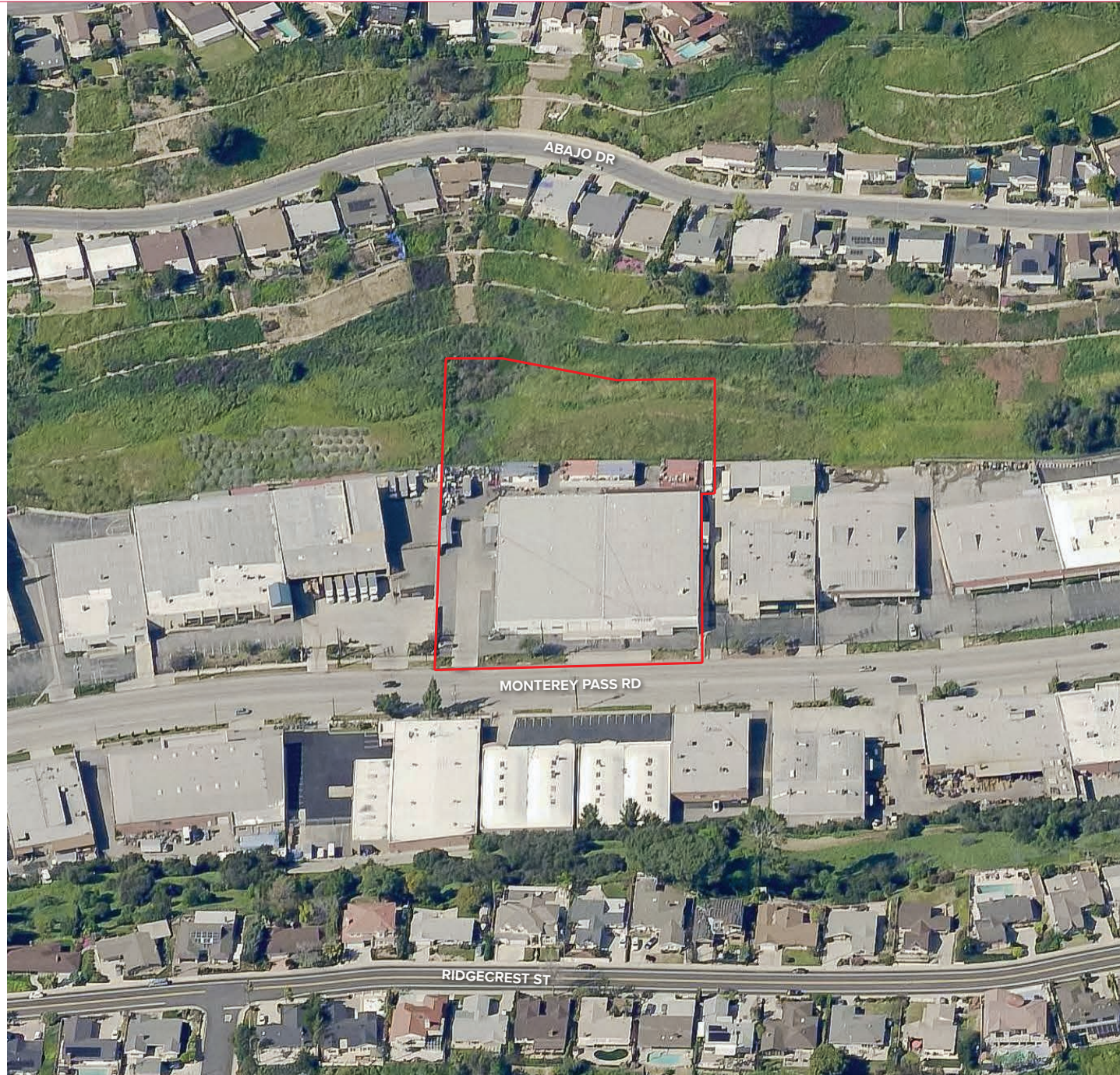
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**PROPERTY HIGHLIGHTS**

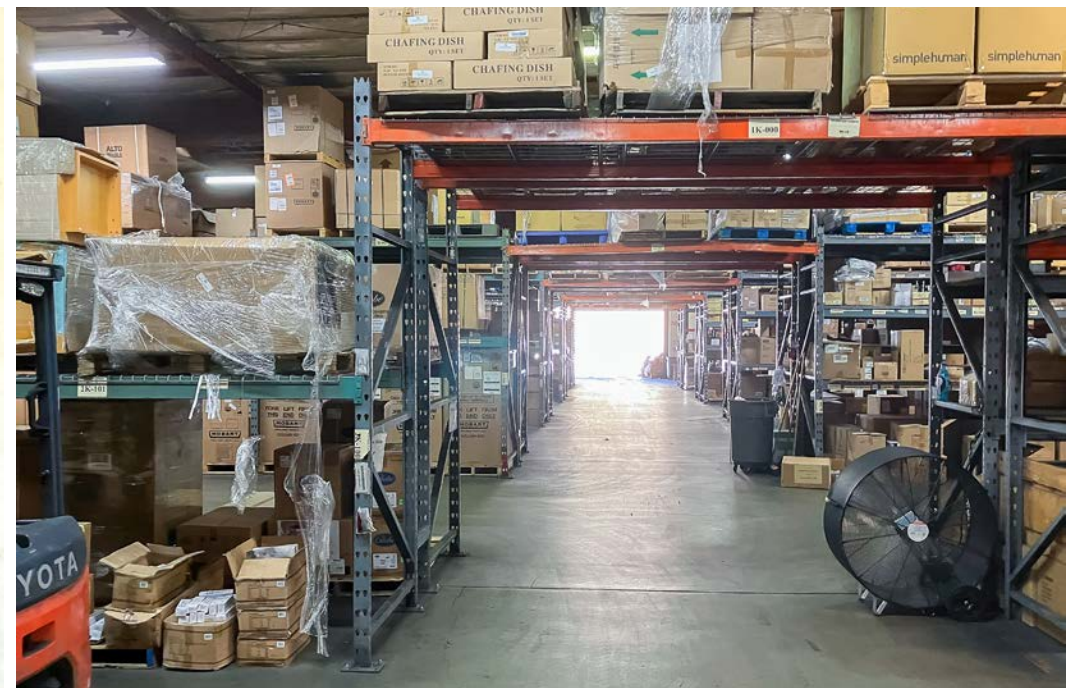
ADDRESS	777 Monterey Pass Rd Monterey Park, CA 91754
AVAILABLE SIZE	±42,800 SF
LAND SIZE	±115,838 SF
PARCEL NO	5237-019-022 / 5237-018-025
USE	Warehouse / Office
YEAR BUILT	1962
ZONING	MP OP



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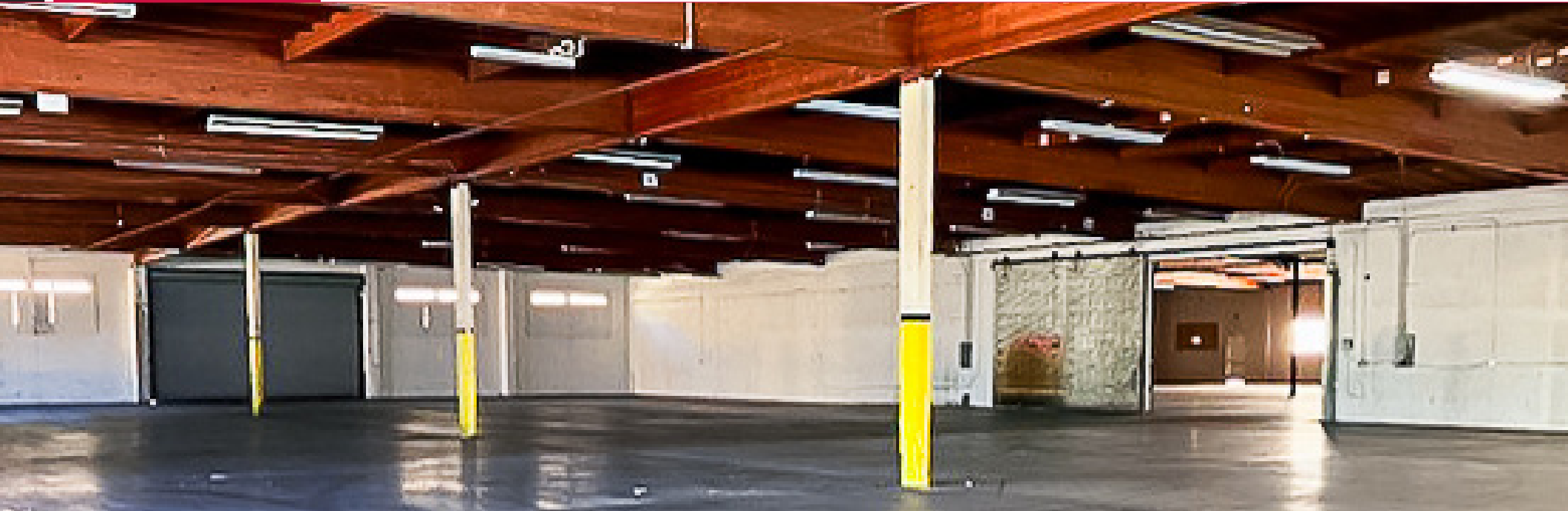
PROPERTY PHOTOS



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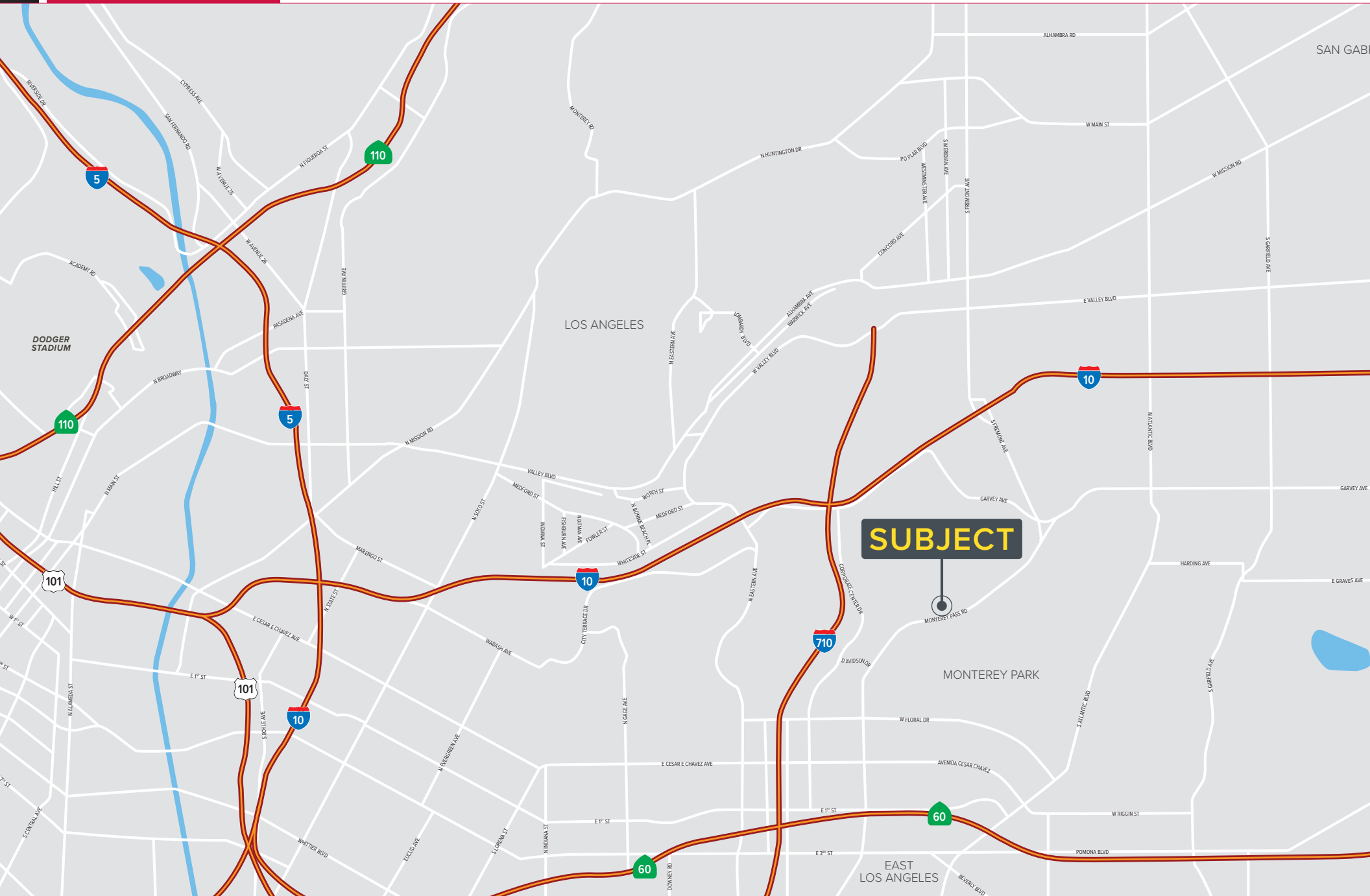
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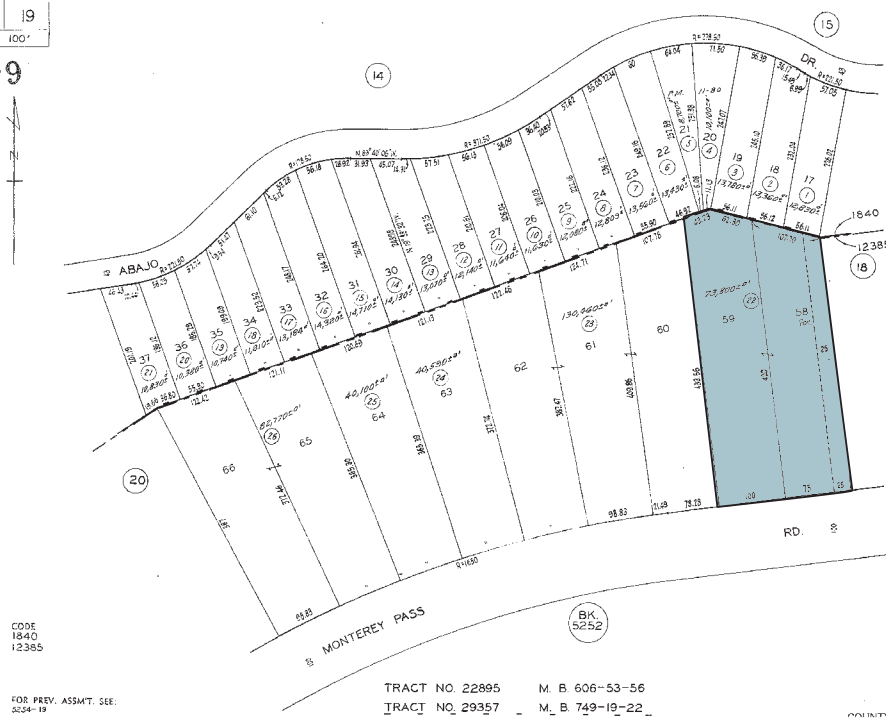
LOCATION MAP





5237 19  
SCALE 1" = 100'

1999



5237 18  
SCALE 1" = 100'

1999

