

SEGAI CRE

3778 ROCKWELLAVE.

EL MONTE, CA

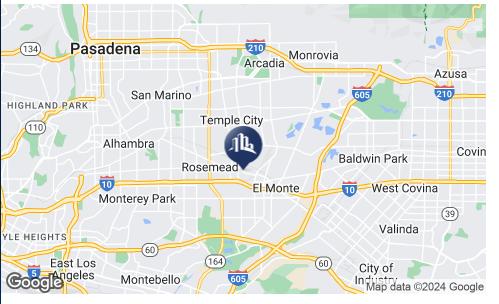
Industrial Property For Lease



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Property Details & Highlights





Property Type	Industrial
Available Rentable Space	±8,100 SF
Building Area (Multi-tenant)	±35,586 SF
Lot Size	1.41 Acres
Year Built	1988

This gated multi-tenant property located at 3778 Rockwell Avenue in El Monte, CA, offers approximately 7,400 square feet warehouse space and \pm 700 SF office space. Additional mezzanine floor in place for versatile office use.

The industrial complex is well maintained since 1988. Easy access to I-10, SR-60, I-605 freeways and Valley Blvd., a vital commercial corridor across the San Gabriel Valley. This property is ideal for businesses seeking convenient and secure industrial space.



- Gated Multi-Tenant Industrial Building
- ±8,100 SF Rentable Space
- ±700 SF Office (1st Floor) plus ±900 SF Office Mezzanine (Verify)
- One (1) Motorized Ground Level Door (10'x14')
- 200 Amps/120-240V (3 Phase)
- 18' Clear Height
- Sprinklered
- Racks available
- Easy Access to I-10, SR-60 & I-605 Freeways
- W. San Gabriel Valley submarket
- Asking Rent: \$1.50 PSF (IG)

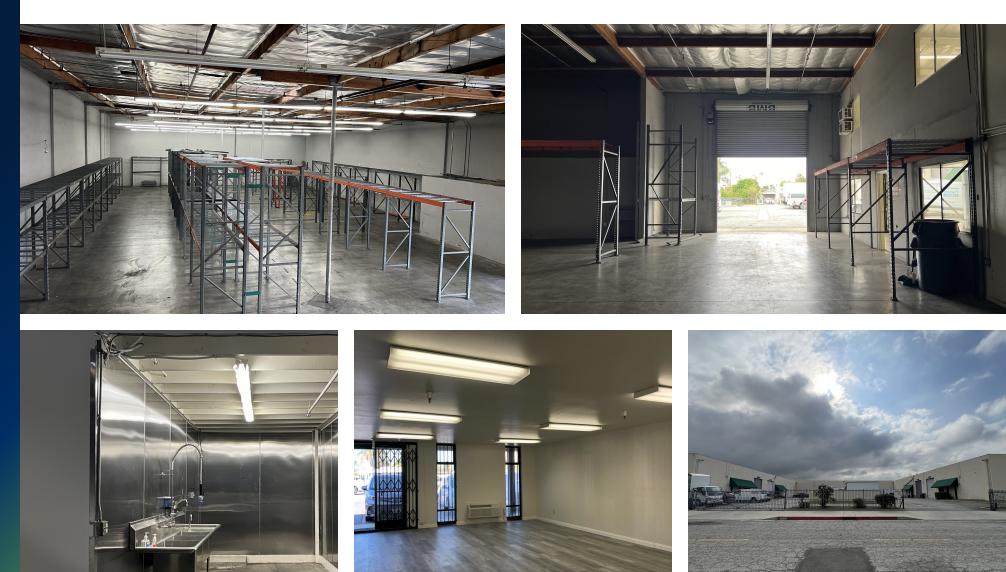
SPERRY - SEGAI CRE | 3200 E. GUASTI ROAD #100 | ONTARIO, CA 91761

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Additional Photos





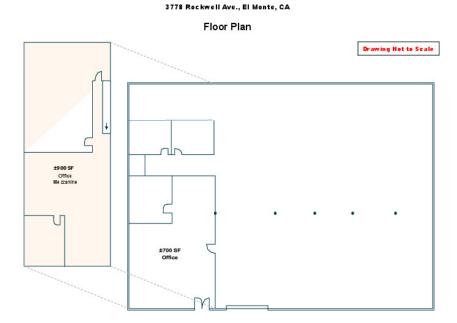
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Floor Plans







Floor Plan Not To Scale

Image Shown Without The Racks

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