



# 3778

ROCKWELL AVE.

EL MONTE, CA

Industrial Property For Lease

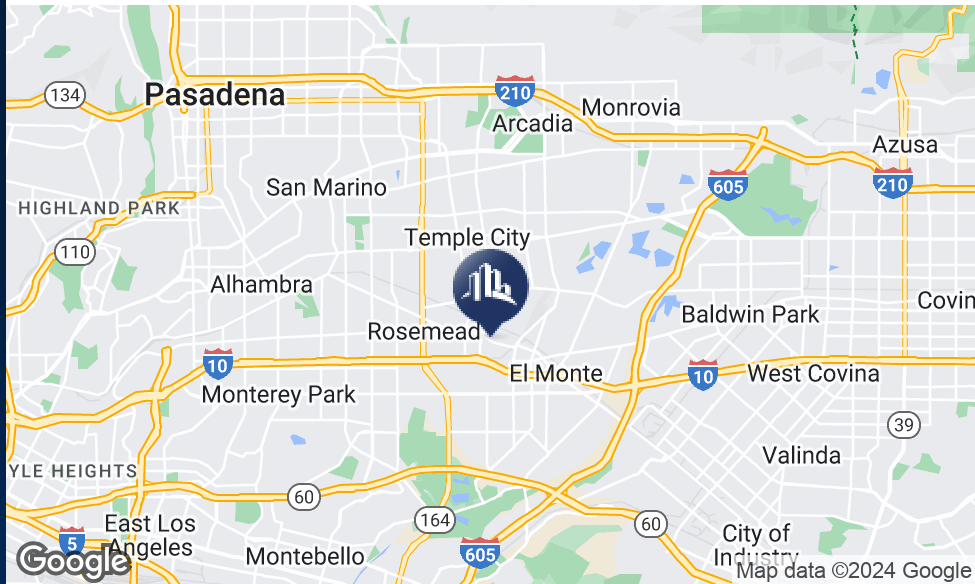


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# Property Details & Highlights



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 ±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)



# Additional Photos



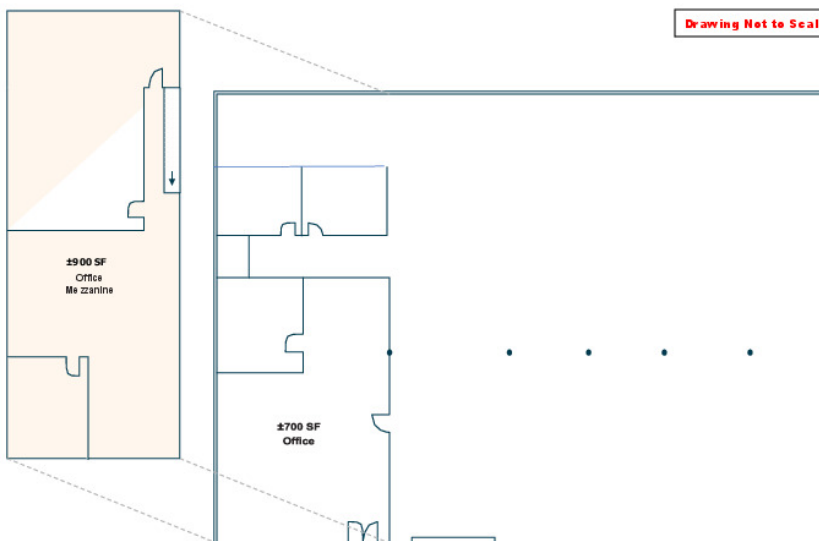


# Floor Plans

3778 Rockwell Ave., El Monte, CA

Floor Plan

Drawing Not to Scale



Floor Plan Not To Scale

Image Shown Without The Racks