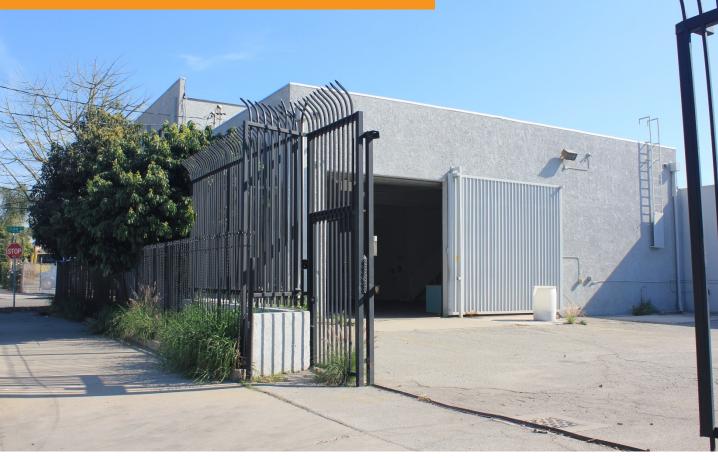
Industrial Available 4,850 SF Building





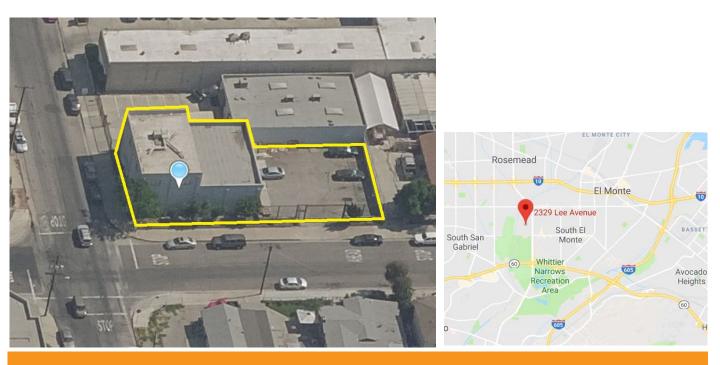
2329 Lee Avenue South El Monte, CA

Cherry Lu

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FOR LEASE

GM Properties is pleased to present this rare opportunity to lease a well apportioned, stand-alone industrial warehouse in the heart of South El Monte. Located in "Manufacturing Zone" – suitable for manufacturing, production, light industrial uses. Includes private, secure, concrete yard. Immediate access to Rosemead Blvd, 10 and 60 Freeways.

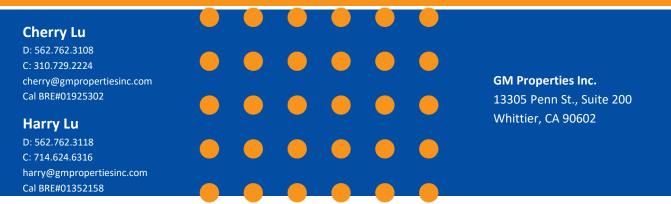
PROPERTY SUMMARY

Zoning:

Address:	2329 Lee Ave, South El Monte
Size:	~4,850 SF Bldg ~8,232 SF Lot
Lease Type:	Modified Gross
Zoning:	Manufacturing "M"

PROPERTY HIGHLIGHTS:

- Stand-alone Warehouse •
- Secure, Concrete Yard
- 22-24' Warehouse Clearance
- Excellent Street-frontage
- Flexible Uses (Manufacturing Zone) •



The information contained herein was obtained from sources we believe to be accurate, but is for information purposes only. Potential tenants and buyers are recommended to verify and perform its own due diligence. GM Properties or the Owner does not represent or warrant any of this information. CalBRE #01238514