

Industrial For Lease - Available

Available SF: 1,120
Total Building SF: 18,095



Address: 1244 Santa Anita Ave, South El Monte, CA 91733
Cross Streets: E. Santa Anita Ave/Central Ave
Park Name: Santa Anita Business Center

Move-In Incentives/ Free Rent / Call For Details
Ready For Immediate Possession
Small Industrial Units – Less Than ½ Mile To 60 Pomona Freeway
560 Sq.Ft. – 1,680 Sq.Ft. Available

Lease Rate/SF: \$.99
Lease Type: Gross
Available SF: 1,120
Const Status/Yr Blt: Existing/1956
Region: LA East
Zoning: M

Lease Rate/Month: \$1,109
Sublease: No
Office SF / #: 0 / TBD
Construction Type: Masonry
Specific Use: Light Industrial
Lot Size:

Taxes: \$10.20/sf
Possession: Now
Minimum SF: 560
Parking: Ratio: 3.6:1 / Spaces: 4
Thomas Guide: 637-B5
APN #: 8118-020-013

Ground Level Drs: 1
Sprinklered: No
Finished Ofc Mezz: No
Include In Avail: No
Rail Service: No

Dock High: 0
Yard: No
Unfinished Mezz: No
Include In Avail: No
Heat/Cool:

Clear Height: 12
Amps: 100
Volts: 240
Phase: 3 **Wire:** 4
Office Air: **Office Heat:**
To Show: Call Agent

Listing Company: The Heger Company-Los Angeles (323) 727-1144
Agents: Robert Thornburgh SIOR CCIM (310) 548-3344 x136
Property/Listing/Ste #: 912667/305838/610463 **Listing Date:** 03/04/2009

FTCF: CB500N000S000/AOAA

Notes: Lessee to verify power. Call broker for details on move in incentives.

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