

2001
SATURN STREET
MONTEREY PARK • CA 91755

CLICK/SCAN TO WATCH THE
VIDEO OVERVIEW



FOR SALE

±49,942 SF FLEX/INDUSTRIAL BUILDING ON ±154,534 SF LAND



TONY NAPLES
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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

FOR SALE

±49,942 SF FLEX/INDUSTRIAL BUILDING ON ±124,056 SF LAND

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60

SATURN ST



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Lee & Associates | Downtown Los Angeles

1201 N Main St
Los Angeles, CA 90012

CORP ID 02174865

LEE-ASSOCIATES.COM/DOWNTOWNLA

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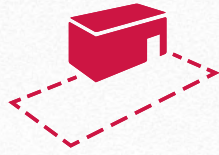
Showcase-Quality Office Space
Complete Renovation - 2024



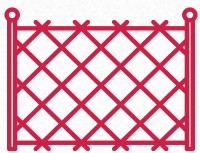
High-Image Flex Space
in Turnkey Condition



±21' Clear-Height
3 Dock-High Doors + Ramp



Free Standing Building
on Over 3.5 Acres of Land



Gated & Secured Yard Area
with ±148 Parking Spaces



Nearby Retail Amenities, Close
Proximity to 60, 710 & 10 Freeways

ASKING SALE PRICE

\$24,500,000 (\$490.57 PSF)



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PROPERTY SUMMARY

TOTAL BUILDING SF	±49,942 SF
TOTAL LAND SF	±154,534 SF / ±3.55 AC
WAREHOUSE SF	±24,056 SF
1 ST FLR: OFFICE SF / RRs	±16,751 SF / 3 RRs
2 ND FLR: OFFICE SF / RRs	±9,135 SF / 2 RRs
CLEAR HEIGHT	±21' Clear Height
LOADING	3 Dock-High / 1 GL Ramp
PARKING	±148 Spaces (Verify)
POWER	2,000A, 277/480V, 3Ø, 4W (Verify - Multiple Panels)
SPRINKLERED	Yes
YR BUILT/ REMODELED	1977 / Fully Remodeled in 2024
CONSTRUCTION	Concrete Tilt-Up
ZONING	S-P (Saturn Park)
APN	5265-025-048
POSSESSION	Close of Escrow

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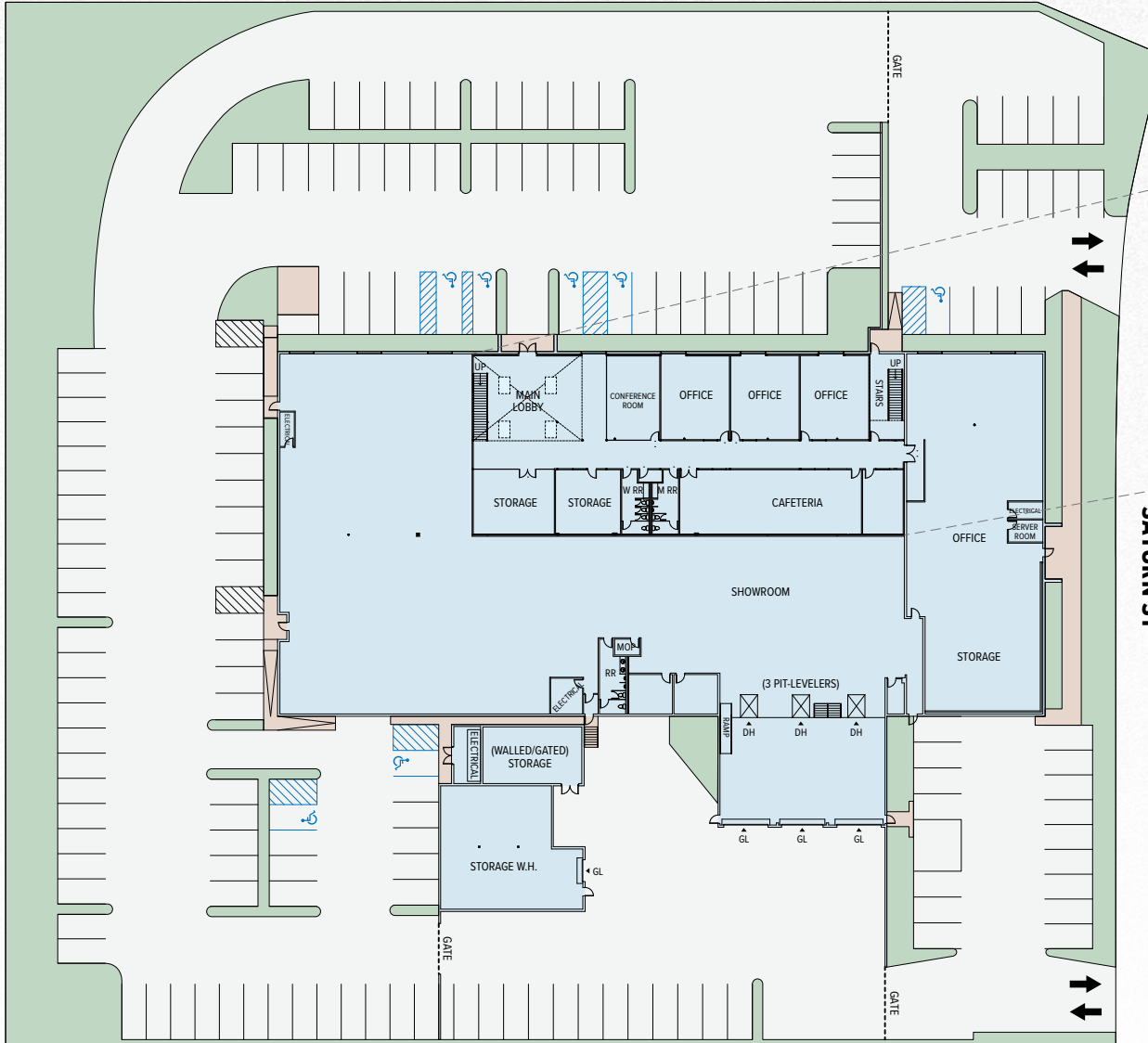
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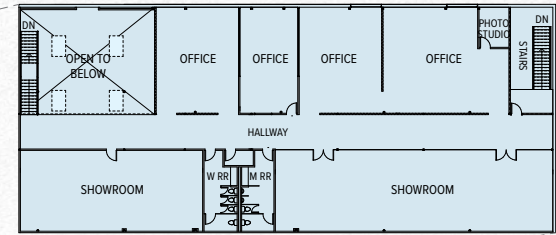
PROPERTY SITE PLAN



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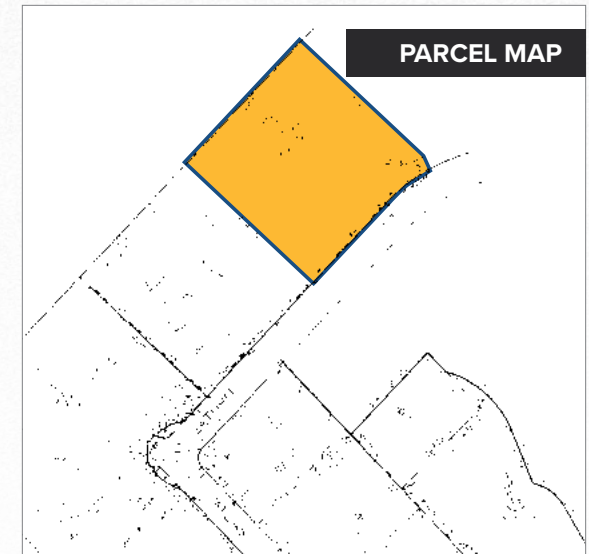


2ND FLOOR MEZZANINE OFFICE



SATURN ST

PARCEL MAP



NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer to verify.



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