

# FOR LEASE

825 S MAPLE AVE - UNIT A | MONTEBELLO, CA 90640



# UNDER REFURBISHMENT!

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**FOR LEASE**

**825**

**S MAPLE AVE  
UNIT A**

MONTEBELLO • CA 90640

**PRICING SUMMARY:**

**LEASE RATE ▶ \$5,500/MO (\$1.31 PSF/MO MG)**

**PROPERTY HIGHLIGHTS**

- **UNDER REFURBISHMENT!**
- **FUNCTIONAL LIGHT MANUFACTURING UNIT**
- **CLEAR SPAN SPACE / SPRINKLERED**
- **FRONT UNIT WITH 5 CAR PARKING**
- **NEAR WASHINGTON BLVD**
- **GOOD ACCESS TO 5 AND 605 FREEWAYS**

**PROPERTY FEATURES**

UNIT SF	±4,200 SF
OFFICE	±624 SF
PARKING	5 Cars
POWER*	100 Amps (Tenant to verify)
CLEARANCE	14'
LOADING	1 Ground Loading (12' x 12')
ZONING	M-1 (Tenant to verify)
YEAR BUILT	1978

Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution. Broker also advises Tenant to obtain any required use permits and business licenses prior to lease execution and have their Attorney review any Lease Contract prior to execution.

**ARMEN KAZARYAN** MRED

Senior Vice President | LIC NO 01291719

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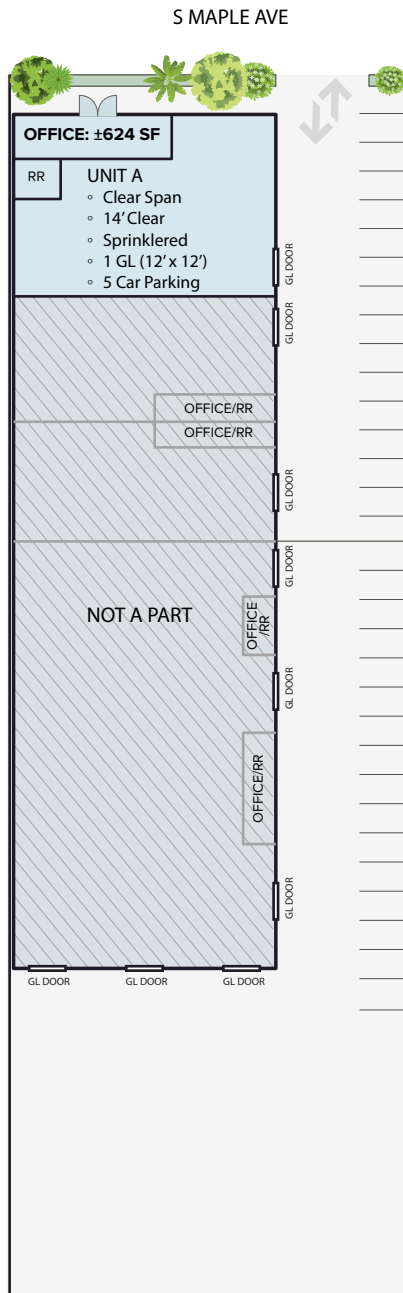
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**LEE-ASSOCIATES.COM**

CORP ID 01125429

SITE PLAN



NOTE: Drawings not to scale. All measurements and sizes are approximate.



PROPERTY IMAGES



PROPERTY IMAGES



PROPERTY IMAGES



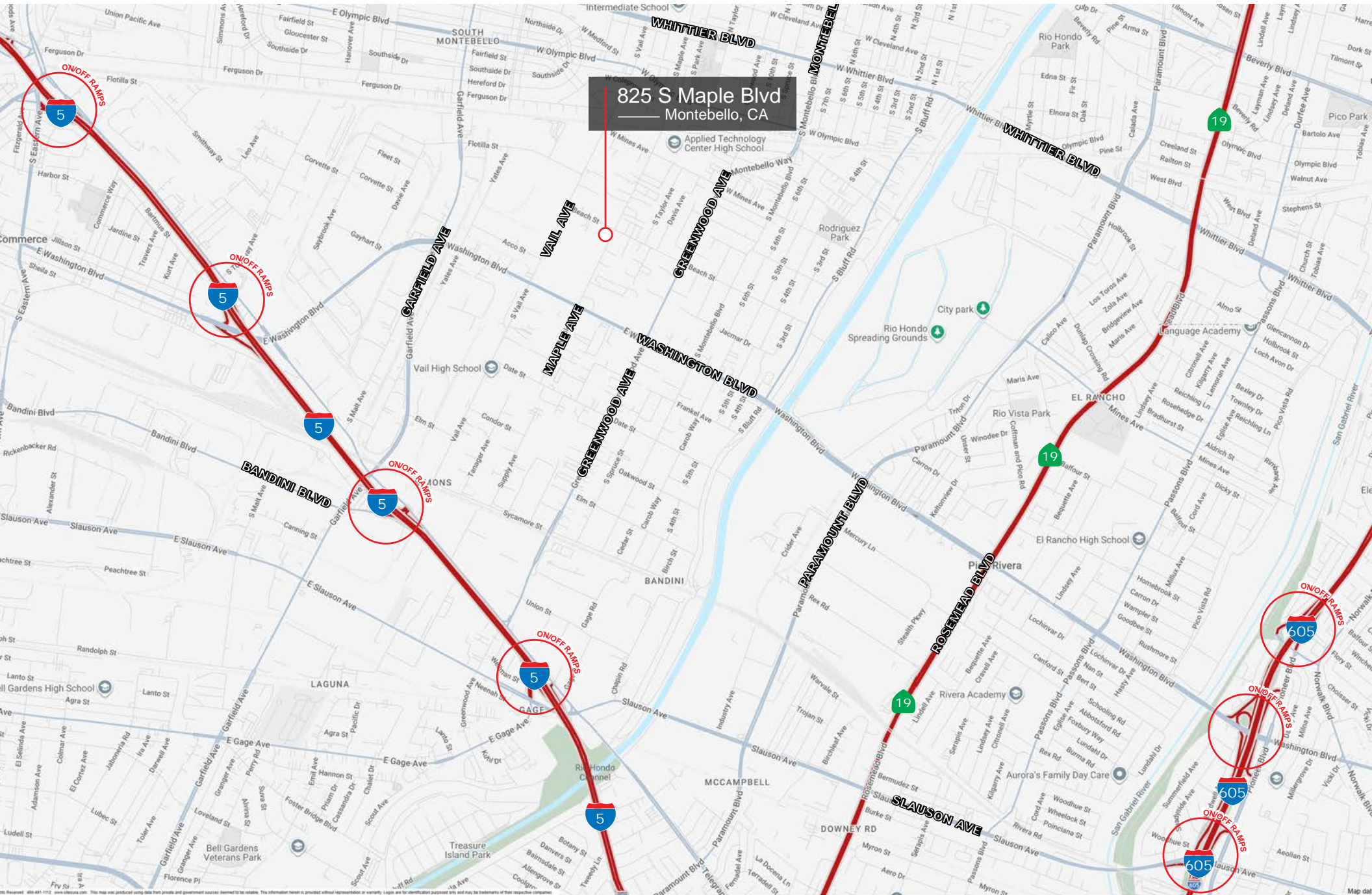
**FOR LEASE** | **±4,200 SF INDUSTRIAL UNIT**

**825 S MAPLE AVE - UNIT A | MONTEBELLO**

PROPERTY IMAGES



**LOCATION MAP**



**825 S Maple Blvd**  
Montebello, CA



**FOR LEASE**

**825**

**S MAPLE AVE  
UNIT A**

**MONTEBELLO • CA 90640**

FOR MORE INFORMATION PLEASE CONTACT:

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