

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



Showcase-Quality Office Space
Complete Renovation - 2024



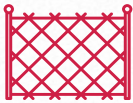
High-Image Flex Space
in Turnkey Condition



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



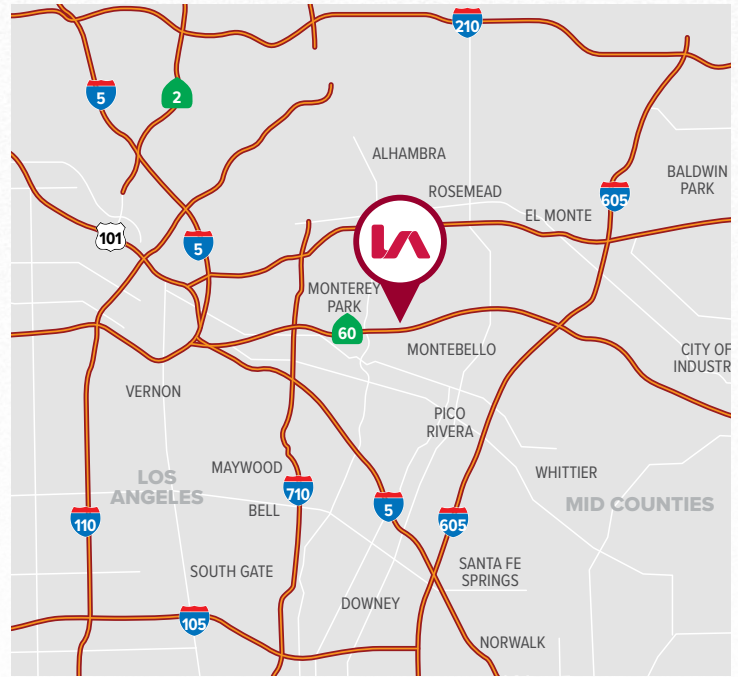
Free Standing Building
on Over 3.5 Acres of Land



Gated & Secured Yard Area
with ±148 Parking Spaces



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



ASKING SALE PRICE

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



TONY NAPLES
Senior Vice President | LIC NO 01811344
tnaples@lee-associates.com
818.395.4373



RYAN CAMPBELL, SIOR
Executive Managing Director | LIC NO 01341826
rcampbell@naicapital.com
909.348.0606



MATTISON BEHR
Senior Associate | LIC NO 02091054
mbehr@lee-associates.com
818.434.9116

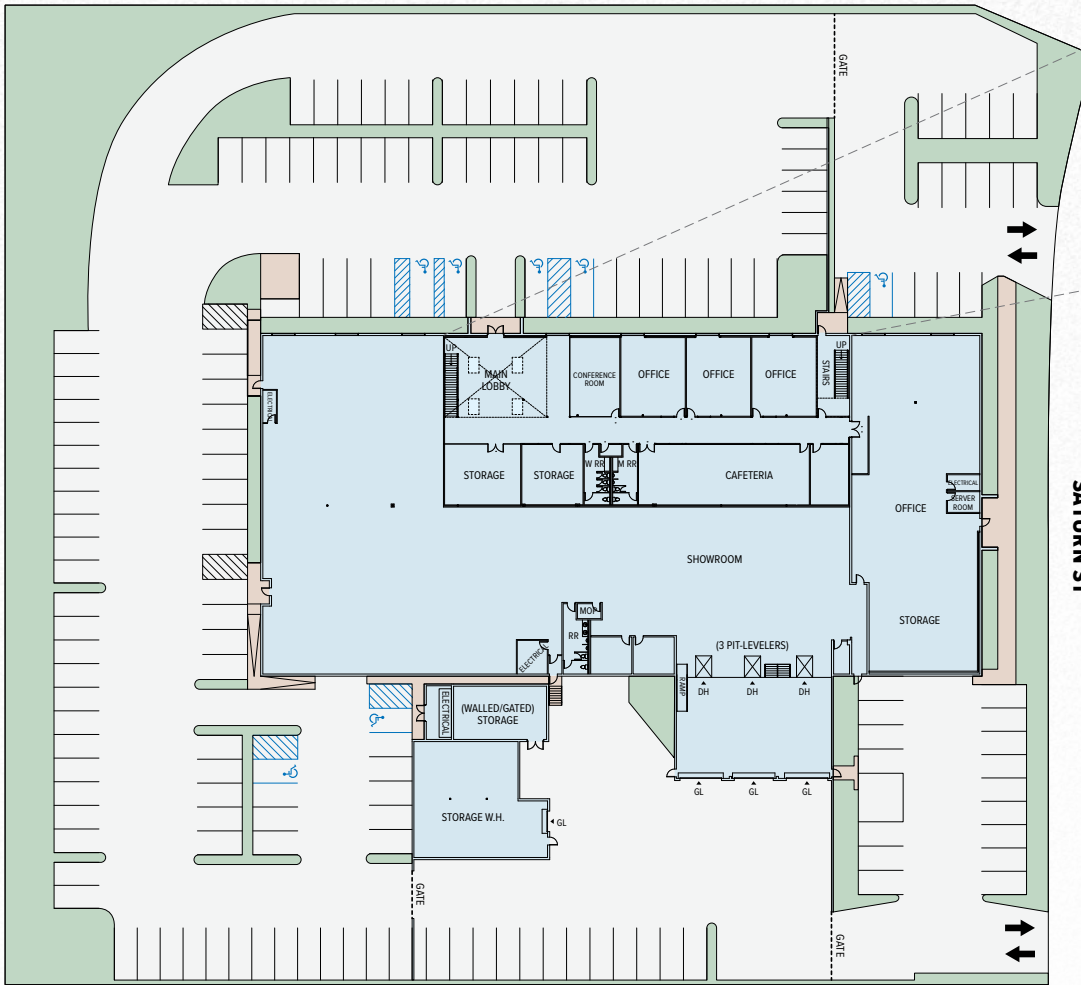
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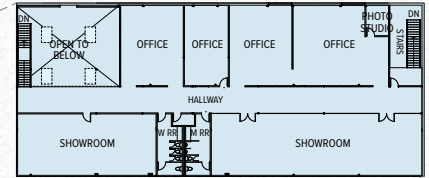
±49,942 SF FLEX/INDUSTRIAL BUILDING ON ±154,534 SF LAND



PROPERTY SITE PLAN



2ND FLOOR MEZZANINE OFFICE



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

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



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Lee & Associates | Downtown Los Angeles
Commercial Real Estate Services, WeWork, CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

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