

SUBJECT SITE



3237-3307 COGSWELL RD.

EL MONTE, CA 91732

±1.1 AC



±1.1

TOTAL ACRES



M-1

ZONING



3

CONTIGUOUS APNS

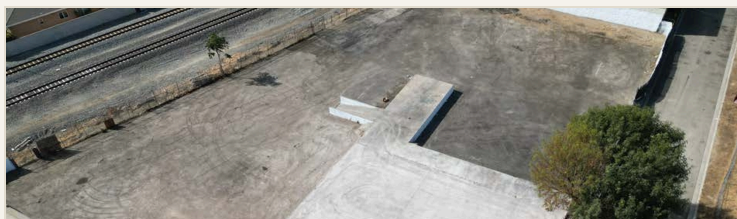


10

FREEWAY ACCESS

PROPERTY HIGHLIGHTS

- ±1.1 acre infill development site
- Three contiguous parcels
- M-1 – Light Manufacturing zoning
- Prime San Gabriel Valley location
- Close proximity to the 10 Freeway
- APNs: 8565-007-001, 8565-007-002 & 8565-007-009



±1.1 ACRE DEVELOPMENT SITE

*Buyer to verify all allowed uses prior to purchase.



PRIME SAN GABRIEL VALLEY LOCATION

MACLEOD&CO.

MACLEODCO.COM



JC CASTILLO, MRED
MACLEOD & CO. | DIRECTOR

949.413.9396

JC@macleodco.com

LIC. #02132021