



For Sale or Lease – Brand New Distribution Buildings

4308-4318 Temple City Blvd | El Monte, CA | 19,221sf & 21,745sf Buildings of 62,328sf Campus

Temple City Blvd Frontage & Immediate (10) Freeway Access

Building 1, Unit 2



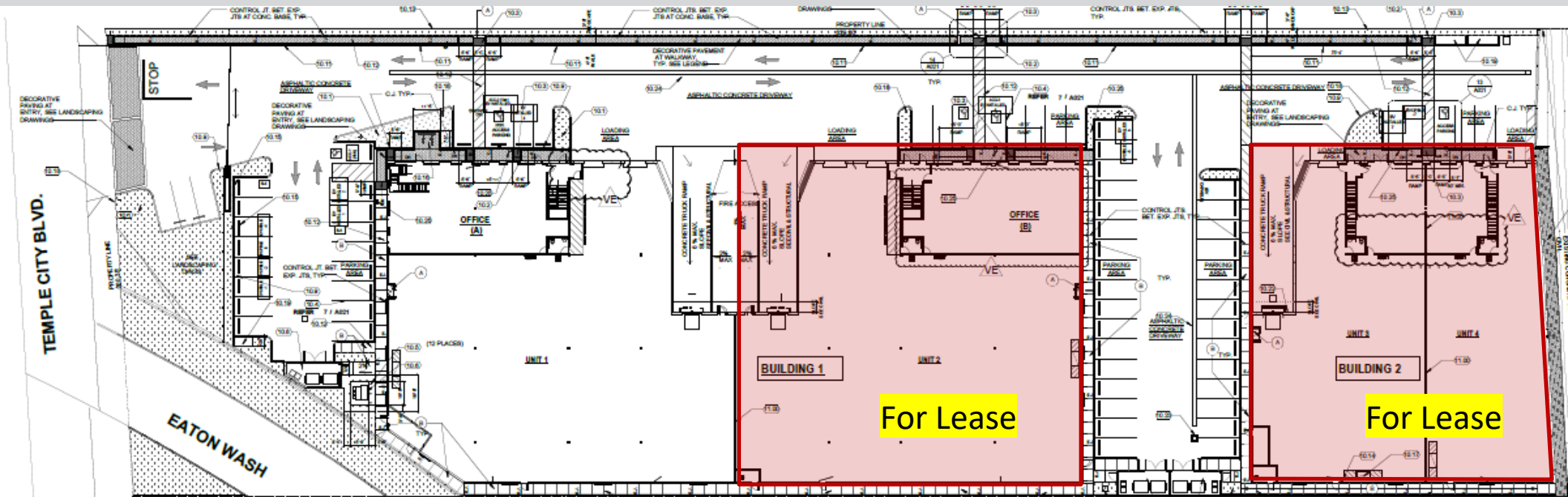
Building 2

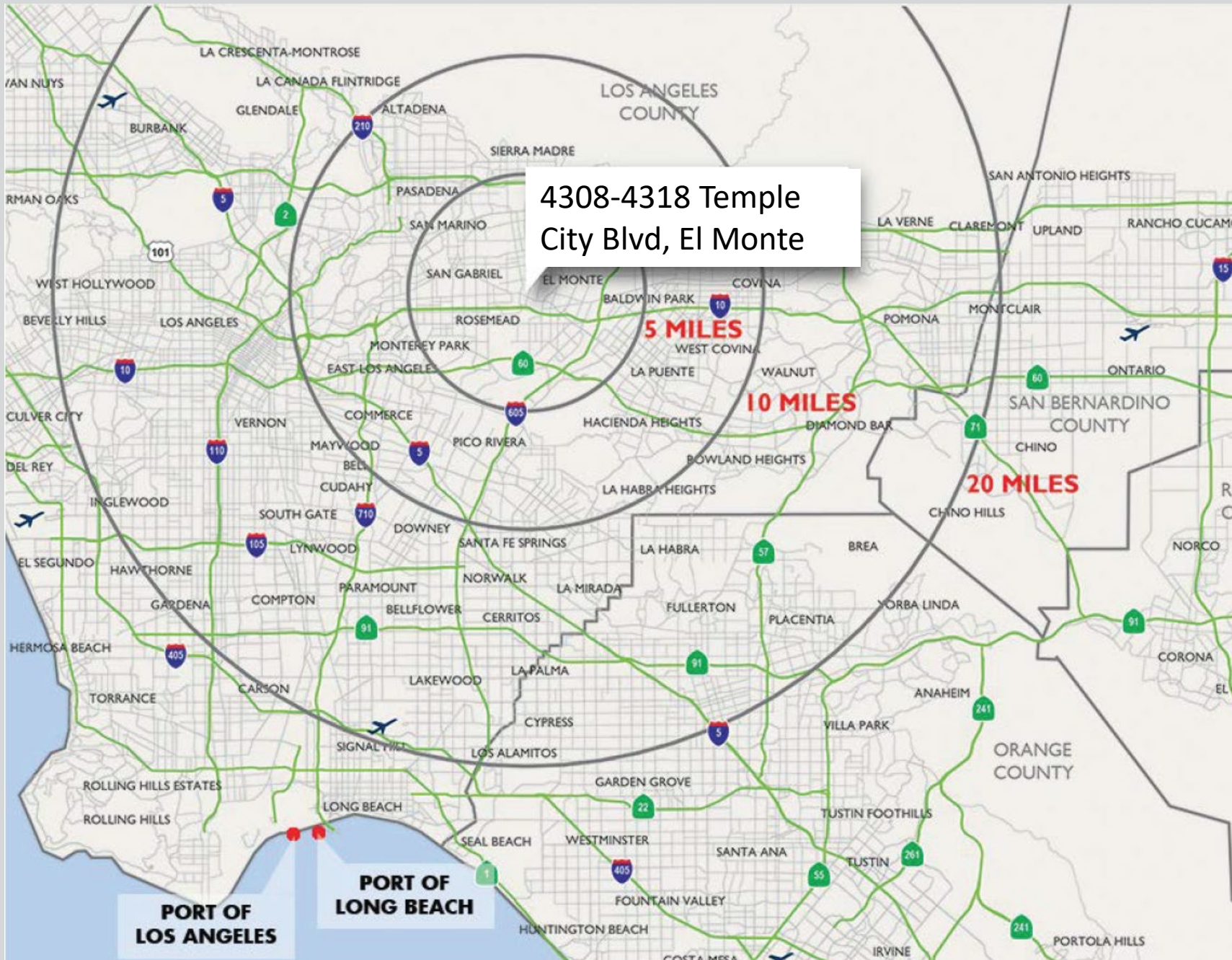


PROPERTY HIGHLIGHTS

- 2026 Construction – Estimated Completion Q4 2026
- Temple City Boulevard Frontage
- Dock High Loading
- High-End Offices Finishes
- Access to (10), (605), (710) & (210) Freeways
- LED Warehouse Lighting
- Electronic Entrance Gate
- Rare El Monte Opportunity
- Proximity to Retail Amenities

- Campus – 62,328sf (for Sale)
- Building 1, Unit 2 (for Lease)
 - 21,745sf unit
 - Total Square Footage Includes 4,742sf of Offices
 - 1 DH Positions, 1 GL Door, 800 Amps, 24 auto stalls
- Building 2 (lease)
 - 19,221sf building on 1.06 Acres
 - Total Square Footage Includes 4,744sf of Offices
 - 1 DH Position, 2 GL Doors, 800 Amps, 19 auto stalls







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