


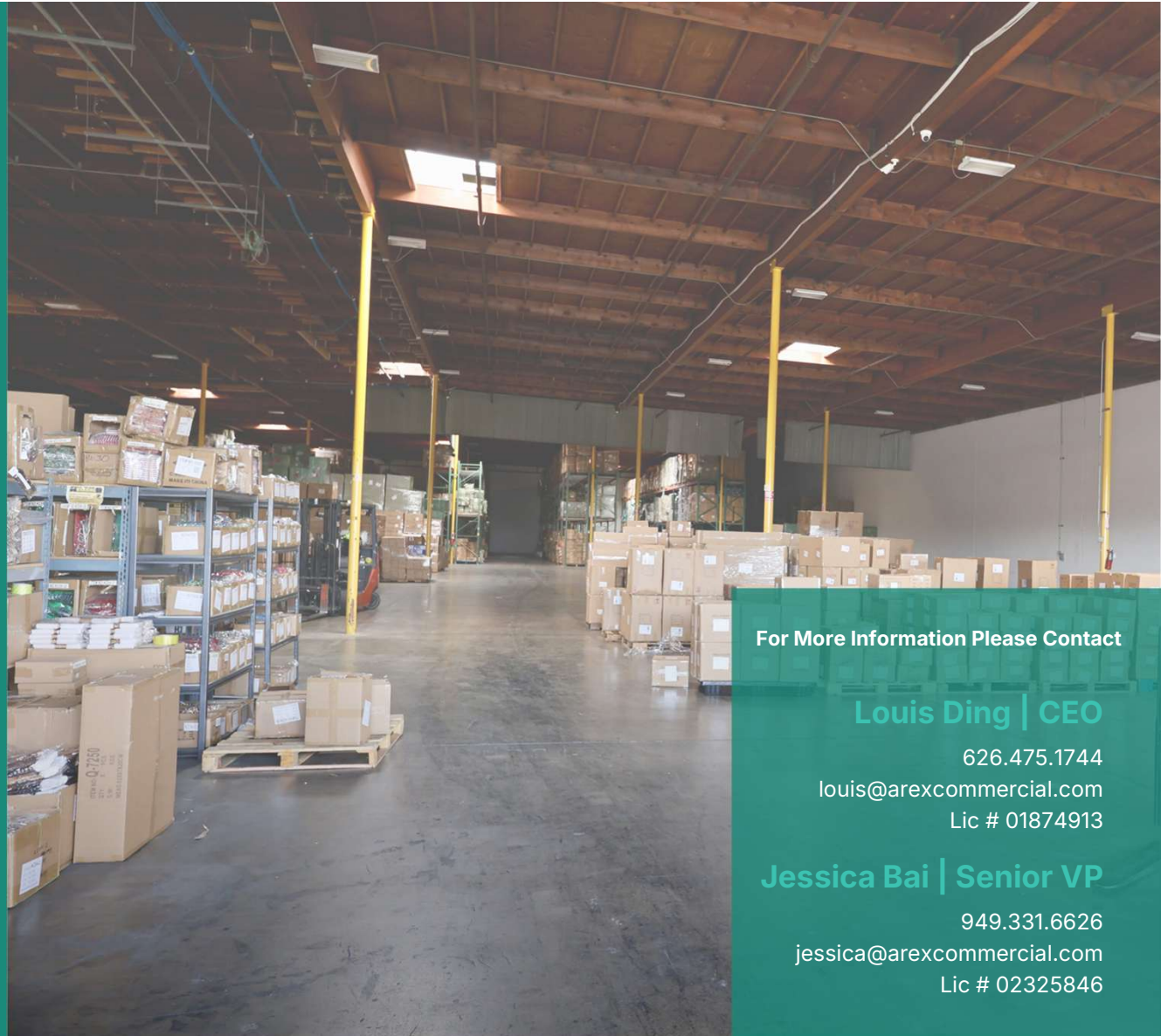
AREX COMMERCIAL REAL ESTATE

1616 BEACH ST.

Montebello, CA 90640

FOR SUBLEASE

-  BUILDING SIZE
35,418 SF
-  YEAR BUILT
1975
-  CLEAR HEIGHT
21'
-  LOADING
4 DH / 1 GL Doors
-  SITE FEATURES
Secured Yard



For More Information Please Contact

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Executive Summary

1616 Beach Street
Montebello, CA
90640



35,418

SF AVAILABLE



1975

YEAR BUILT



1.15

ACRES

PROPERTY DATA

Building SqFt	35,418
Year Built	1975
Lot Size (Acres)	1.155
Parcel ID	6353-002-007
Zoning	M-1
Clear Ceiling Height	21'
Loading Doors (DH/GL)	4 DH / 1 GL
Tenancy	Single
Rent (monthly)	Negotiable

PROPERTY OVERVIEW

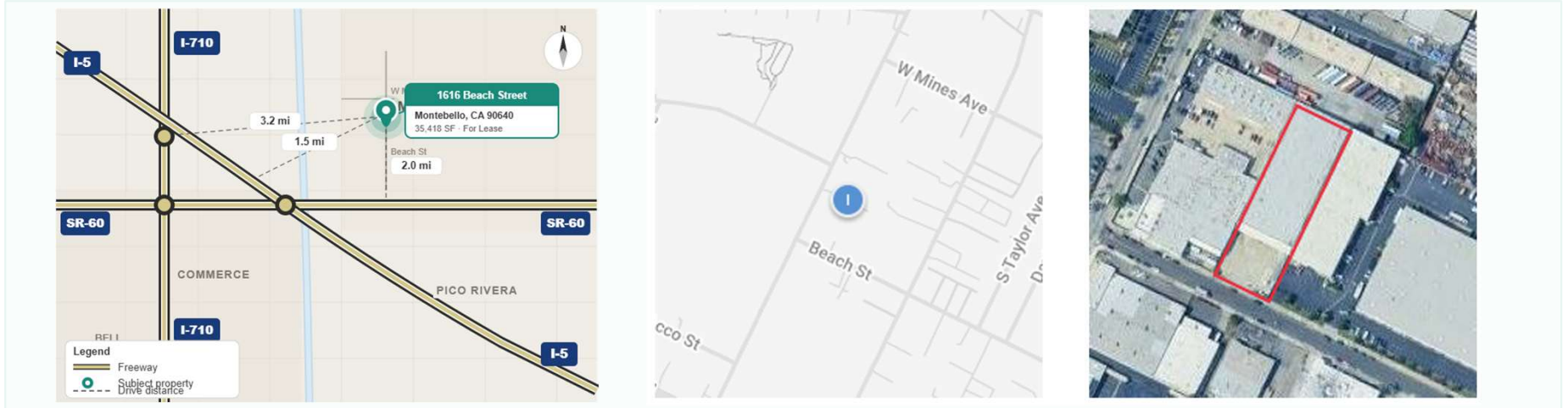
We are pleased to present a premier industrial warehouse and distribution facility located at 1616 Beach Street in Irwindale, California.

This exceptional logistics asset offers a rare opportunity to lease an exceptionally well-maintained property in one of the region's most active industrial corridors.

The facility features 4 dock-high doors, a secured yard, fire sprinklers, and infrastructure ideal for warehouse and distribution operations.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Location Highlights



1616 Beach Street is positioned within Montebello's established Mid-Cities industrial corridor, offering excellent freeway access and proximity to key logistics infrastructure throughout the greater Los Angeles basin.

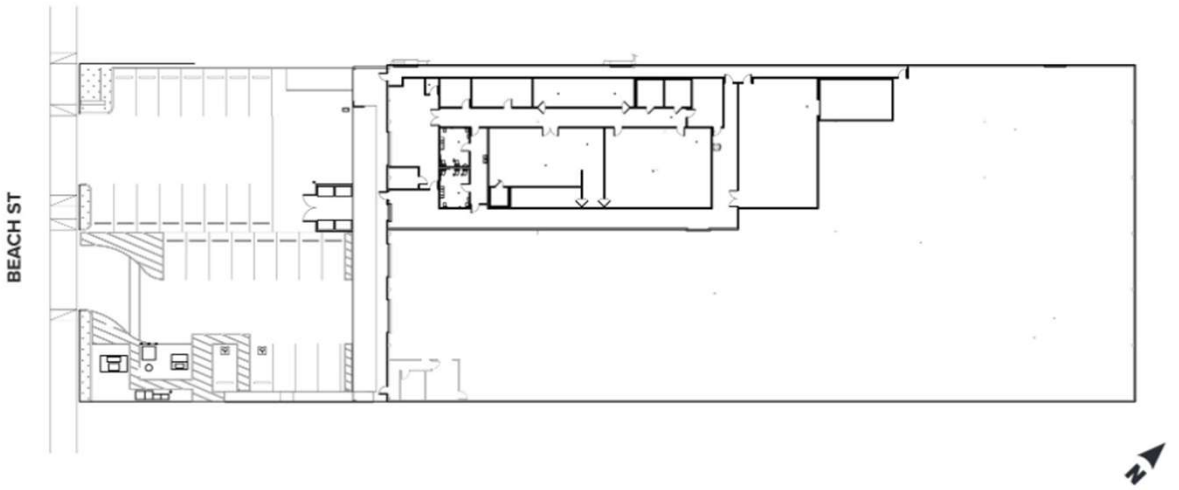
The property provides convenient access to the I-5, I-710, and SR-60 freeways, connecting tenants to major distribution hubs, the Port of Los Angeles, and downtown Los Angeles.

HIGHWAY ACCESS

I-5 (Santa Ana Freeway)	1.5 mi
SR-60 (Pomona Freeway)	2.0 mi
I-710 (Long Beach Freeway)	3.2 mi

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Site Plan & Exterior



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

± 35,418 SF INDUSTRIAL BUILDING
ON ± 50,261 SF LAND
AVAILABLE FOR SUBLEASE



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Interior Photos



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