

Versatile Stand-Alone Flex Building – 6,528 SF

6,528
SQUARE FEET

\$18.00 /yr
RENT / SF

\$9,792.00
RENT

(626) 688-2258
www.rpmfairmate.com



PROPERTY ADDRESS

11025 Valley Blvd. - Main
El Monte, CA 91731-2516

COMMERCIAL TYPE: Special Purpose
LEASE TYPE: NNN AVAILABLE: Now

DESCRIPTION

Rare opportunity to lease a freestanding commercial building in a well-established El Monte business corridor. This 6,528 SF property offers the independence and flexibility that multi-tenant centers cannot match, making it ideal for owner-users or tenants seeking functional, adaptable space.

Built in 2000, the building supports a wide range of uses including office, warehouse, light industrial, technology, or hybrid office/warehouse operations. Key features include docks on both floors, an unloading dock, and a gated rear parking area with approximately 12 spaces—practical advantages for efficient operations and secure access.

Located on Valley Boulevard in Downtown El Monte, the property benefits from strong local traffic, convenient access to the 10 and 605 freeways, and proximity to civic, retail, and service amenities. The surrounding area supports a diverse mix of businesses and provides solid daytime and regional connectivity throughout the San Gabriel Valley.

Available now on a triple-net basis with flexible lease terms. This is a practical, ready-to-occupy solution for users who need controllable space, docking capability, and a central El Monte location without the constraints of a shared building.

Private showings available by appointment. Contact us for pricing, floor plans, or to schedule a tour.

AMENITIES

- gated yard/receiving area

RENTAL TERMS

Rent	\$9,792
Security Deposit	\$12,000
Application Fee	\$100



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