

Available SF 49,942 SF

Industrial For Sale
Building Size 49,942 SF

Address: 2001 Saturn St, Monterey Park, CA 91755

Cross Streets: Saturn St/Atlas Ave

Situated on Over 3.5 Acres of Land
 High Image Flex Space in Turnkey Condition-2024 Renovated
 21' Ceiling Height in Warehouse & 3 DH Doors + Ramp
 Fully Gated & Secured Yard Area / ±148 Parking Spaces
 Nearby Retail Amenities, Close Proximity to 60,710 & 10 Fwys

Sale Price:	\$24,500,000.00	Sprinklered:	Yes	Office SF / #:	25,886 SF / 13
Sale Price/SF:	\$490.57	Clear Height:	21'	Restrooms:	5
Available SF:	49,942 SF	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Prop Lot Size:	3.55 Ac / 154,534 SF	DH Doors/Dim:	3	Finished Ofc Mezz:	9,135 SF
Taxes:	\$157,441 / 2025	A: 2000 V: 277/480 O: 3 W: 4		Include In Available:	Yes
Yard:	Fenced/Paved	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Zoning:	S-P	Const Status/Year Blt:	Existing / 1977R24	Include In Available:	No
		Whse HVAC:	No	Possession:	COE
		Parking Spaces:	148 / Ratio: 3.0:1	Vacant:	No
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Flex/R&D	Market/Submarket:	West SGV
				APN#:	5265-025-048

Listing Company: Lee & Associates
Agents: [Tony Naples 818-395-4373](#), [Ryan Campbell 909-348-0606](#), [Mattison Behr 818-434-9116](#)

Listing #: 45205141 **Listing Date:** 07/07/2026 **FTCF:** CB000N000S000

Notes: Call brokers for commission information. Buyer to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes. Buyer to obtain business license and confirm zoning and use prior to waiver of contingencies. Seller to verify all tax implications of the sale with the accountant or attorney of their choice



FOR SALE

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

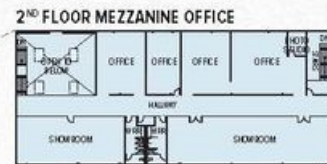
2001 SATURN STREET
MONTEREY PARK • CA 91755



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VIDEO OVERVIEW



PROPERTY SITE PLAN



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 / RR	±16,751 SF / 3 RRs
2 ND FLR: OFFICE SF / RR	±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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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.



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