

# Warehouse 573

18,000 SF Industrial Property | 573 Monterey Pass Rd, Monterey Park, CA 91754

A strategically positioned warehouse offering functional industrial space with robust power infrastructure, secure gated access, and immediate freeway connectivity in the high-demand Monterey Pass corridor



# Built for Industrial Performance



## Total Building Size

**18,000 SF** of versatile industrial space with approximately 2355 SF of dedicated office area for administrative functions and management operations.



## Robust Electrical

**480 VAC, 3-Phase, 600 Amps** power capacity designed to support light manufacturing, assembly operations, and power-intensive industrial workflows.



## Clear Height

**Approximately 16 feet** of clear height enables efficient vertical storage, racking systems, and flexible warehouse configurations for diverse operational needs.

Located in the established Monterey Pass industrial corridor, this warehouse delivers a functional balance of industrial utility and office support. The property is well-suited for owner-users or investors seeking flexible industrial space in a supply-constrained Southern California submarket with strong tenant demand.

STRATEGIC LOCATION

# Prime Access & Manufacturing-Ready Zoning



## Prime Industrial Location

Situated within the active Monterey Pass industrial area, an established zone with strong industrial activity and proven demand from logistics and manufacturing tenants.



## Manufacturing-Friendly Zoning

Property zoning permits production and light manufacturing uses, offering operational flexibility for a wide range of industrial and distribution applications.

This location is particularly attractive for logistics operators, light manufacturing users, and last-mile distribution companies requiring fast freeway access combined with lower cost structures compared to congested core Los Angeles submarkets.



## Exceptional Freeway Access

Immediate connectivity to I-710, I-10, and SR-60 provides efficient regional logistics reach to Los Angeles, Inland Empire, and major port corridors without core city congestion.



## Secure Gated Entry

Controlled access enhances operational security, protects valuable equipment and inventory, and provides peace of mind for sensitive manufacturing operations.

VISUAL TOUR

# Property Gallery



## Contact Information

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