

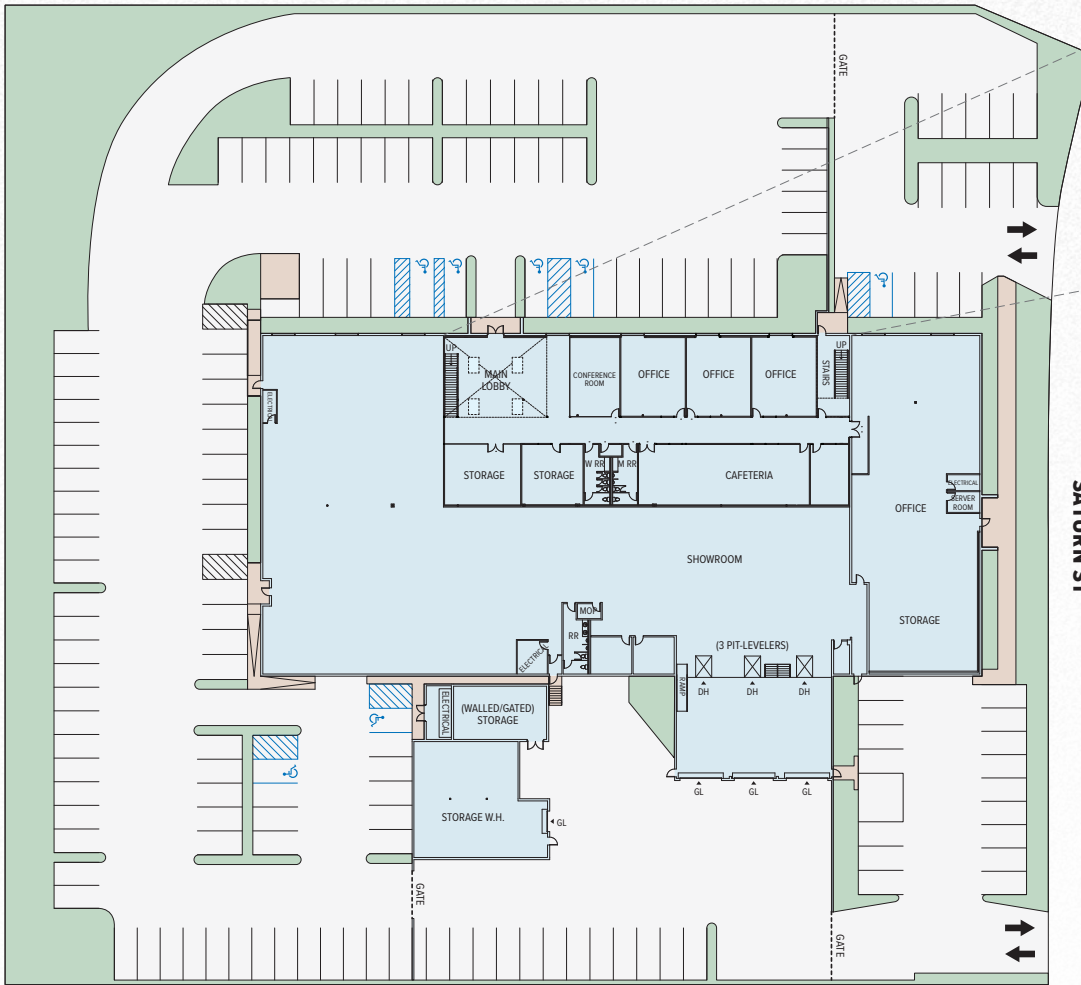
# FOR SALE

2001 SATURN STREET  
MONTEREY PARK - CA 91755

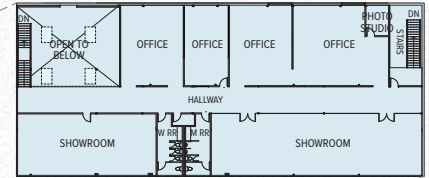
±49,942 SF FLEX/INDUSTRIAL BUILDING ON ±154,534 SF LAND



## PROPERTY SITE PLAN



### 2ND FLOOR MEZZANINE OFFICE



### PROPERTY SUMMARY

TOTAL BUILDING SF	±49,942 SF
TOTAL LAND SF	±154,534 SF / ±3.55 AC
WAREHOUSE SF	±24,056 SF
1 <sup>ST</sup> FLR: OFFICE SF / RRs	±16,751 SF / 3 RRs
2 <sup>ND</sup> FLR: OFFICE SF / RRs	±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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