

📍 ADDRESS: 4547 SHIRLEY AVE,  
EL MONTE, CA 91731



# WAREHOUSE FOR LESAE



## About Property

🏢 Size: ±12,365 SF  
including 860 sf office  
space with shower

📅 Term: expires 10/31/2029

💰 Rate: \$1.45/sf/mo gross

⚡ Tenant Pays: Utilities

## Property Features

- Clear Height: ±20 ft ceiling clearance, ideal for racking and efficient storage
- Large Open Floor Plan: Flexible layout suitable for distribution, light manufacturing, or storage.
- Zoning: Industrial (verify for your specific use)

**Get in Touch**

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