

FOR LEASE

BY OWNER

10807 Rush St, South El Monte, CA 91733

Rare owner-direct industrial property with a large secured yard, oversized ground-level doors and upgraded office space.



APPROX. 12,200 SF INDUSTRIAL BUILDING

39% SITE COVERAGE | LARGE SECURED CONCRETE YARD

ON APPROX. 31,363 SF OF LAND

3

OVERSIZED GL DOORS

200A

DISTRIBUTED POWER

6,860 SF

COVERED PARKING

Close to the 60, 605 and 10 Freeways

Potential machine shop, fabrication, contractor, warehouse, automotive and related industrial uses - subject to tenant verification and approvals.

OWNER DIRECT

ADAM MATTES

818-439-4476

Tours by appointment | Lease terms available upon request



MAP

10807 RUSH

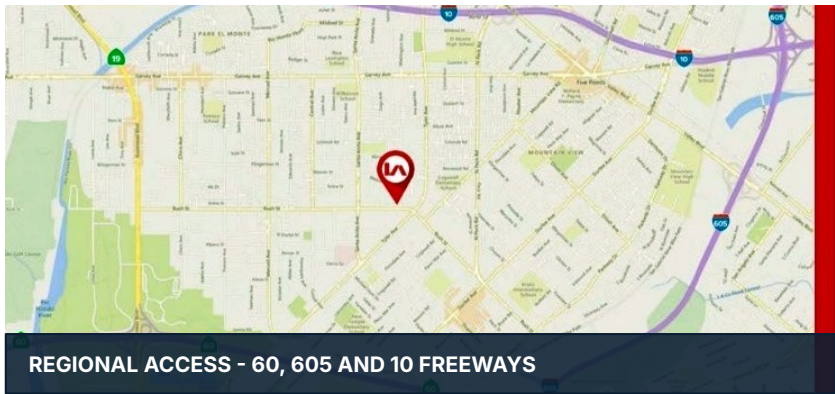
PROPERTY AT A GLANCE

FOR LEASE BY OWNER

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AERIAL - PROPERTY OUTLINED IN RED



REGIONAL ACCESS - 60, 605 AND 10 FREEWAYS

South El Monte industrial location

Convenient access for employees, trucks, customers and regional distribution.

12,200

SF BUILDING

31,363

SF LAND

1,598

SF OFFICE

39%

COVERAGE

PROPERTY HIGHLIGHTS

BUILDING AREA	Approx. 12,200 SF
OFFICE AREA	Approx. 1,598 SF
LAND AREA	Approx. 31,363 SF
SITE COVERAGE	Approx. 39%
POWER	200 amps - distributed
GROUND-LEVEL DOORS	3 oversized doors: 20' x 11.5'; 19.5' x 11.4'; 10' x 13'
YARD	Large secured concrete yard
COVERED PARKING	Approx. 6,860 SF

POTENTIAL USES

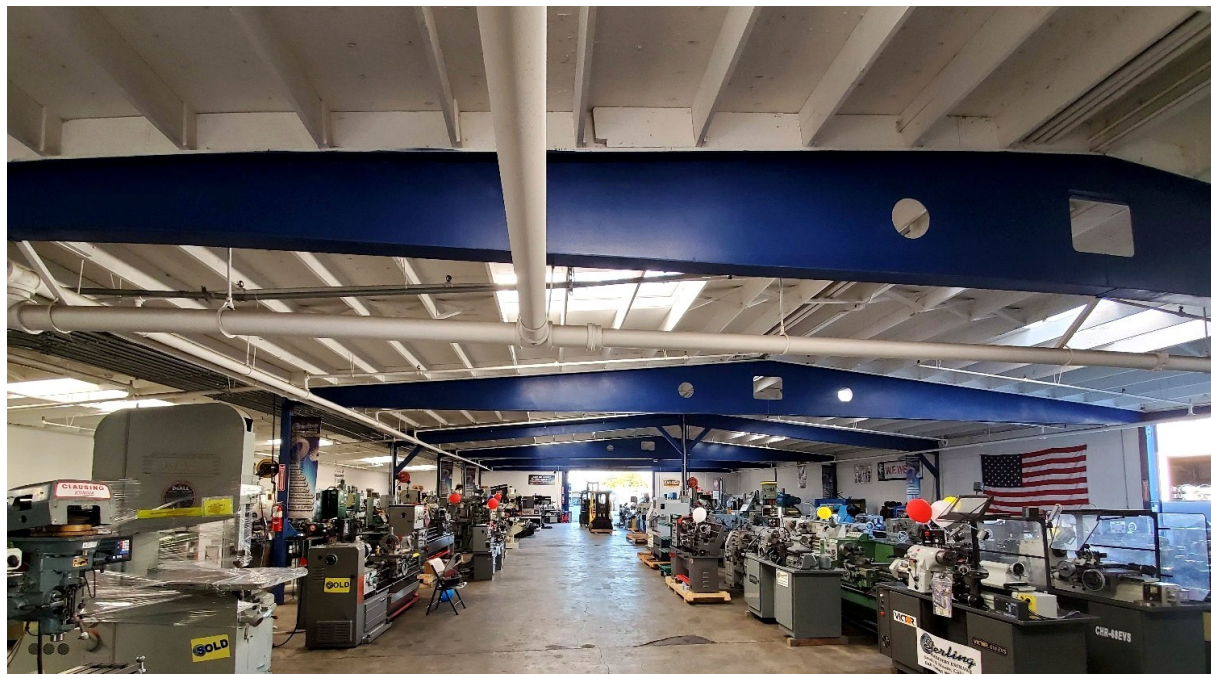
- MACHINE / FABRICATION
- WAREHOUSE / DISTRIBUTION
- CONTRACTOR / TRADE
- AUTOMOTIVE / PAINT BOOTH POTENTIAL
- OTHER INDUSTRIAL USES

10807 RUSH

SHOP, YARD & FUNCTIONAL LAYOUT

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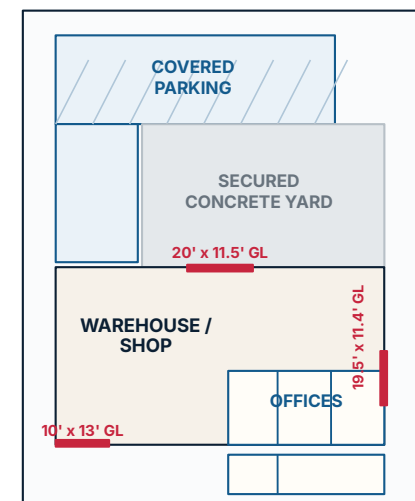


OPEN INDUSTRIAL SHOP FLOOR

Long central aisle, steel framing, overhead lighting and a layout proven for heavy machinery.

APPROXIMATE SITE PLAN

NOT TO SCALE



3 OVERSIZED GROUND-LEVEL DOORS

20' x 11.5' | 19.5' x 11.4' | 10' x 13'



LARGE SECURED CONCRETE YARD



FLEXIBLE SHOP / SHOWROOM AREA



PROMINENT RUSH STREET FRONTAGE

10807 RUSH

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HIGHLY IMPROVED OFFICE SPACE

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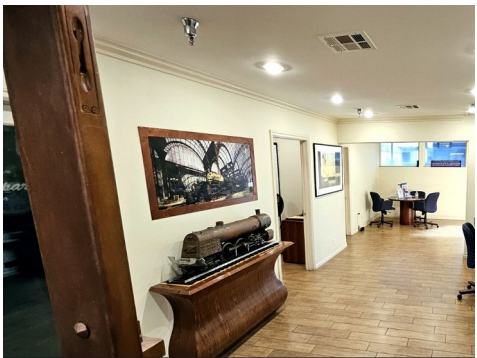


APPROX. 1,598 SF OF OFFICE

Private offices, reception, conference/training room, upstairs kitchen and upgraded restrooms.



CONFERENCE / TRAINING



RECEPTION / WORK AREA



PRIVATE OFFICE



NATURAL LIGHT



RESTROOM

TOUR THE PROPERTY

ADAM MATTES

OWNER DIRECT

818-439-4476

Call or text for lease terms, availability and a private tour.

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CA 91733

Furniture and equipment shown are not included unless
separately agreed.



SCAN FOR MAP