

Rare El Monte, CA, Location  
164,284 SF, 30' Clear Freestanding Warehouse  
Secured, Concrete Truck Court w/ Trailer Parking  
Climate Controlled Warehouse, 3,000 Amps



## For Lease - Class A Distribution Building

4187 Temple City Blvd | El Monte, CA  
(10), (710), (605) and (210) Freeway Access



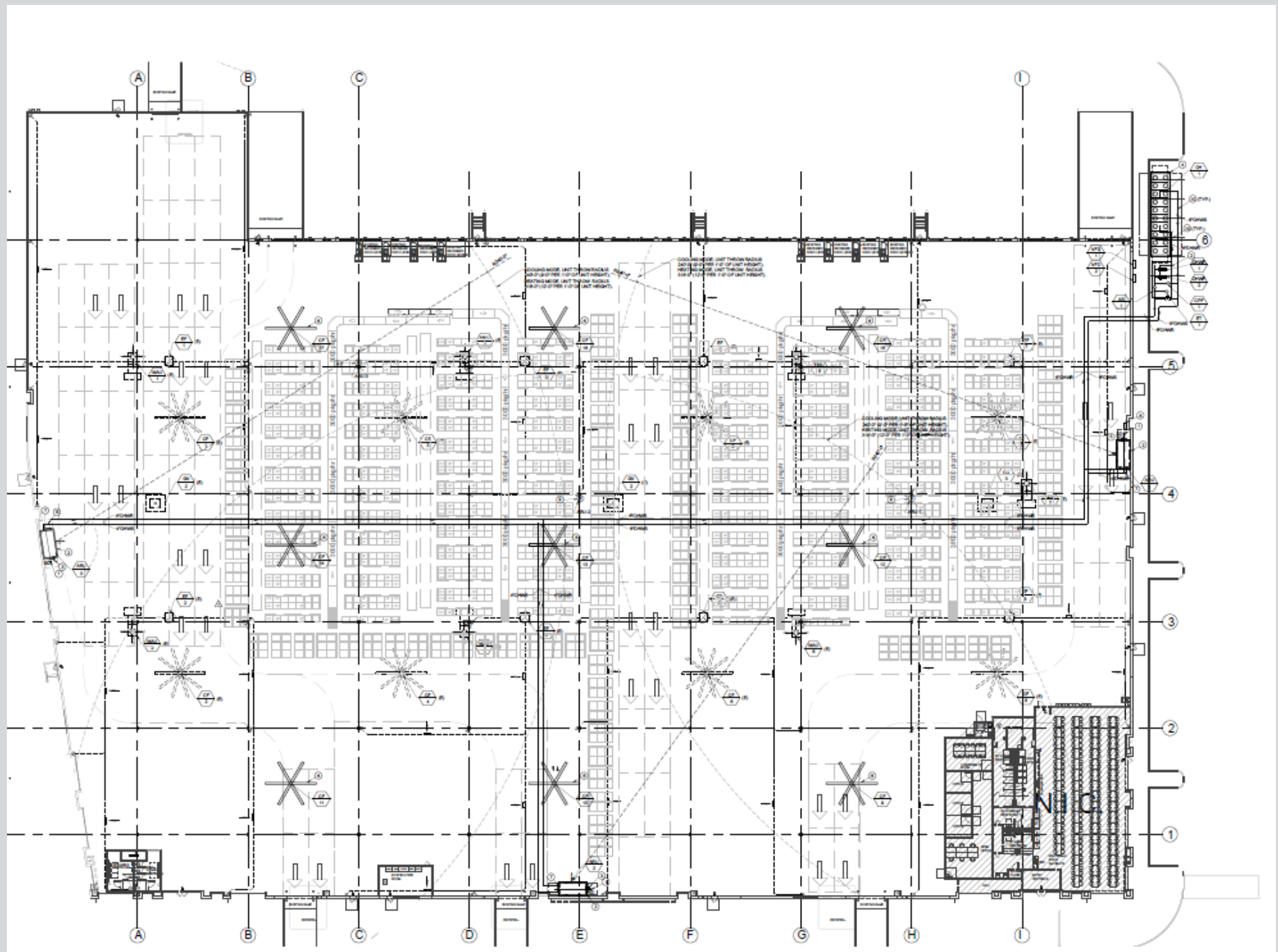
## PROPERTY HIGHLIGHTS

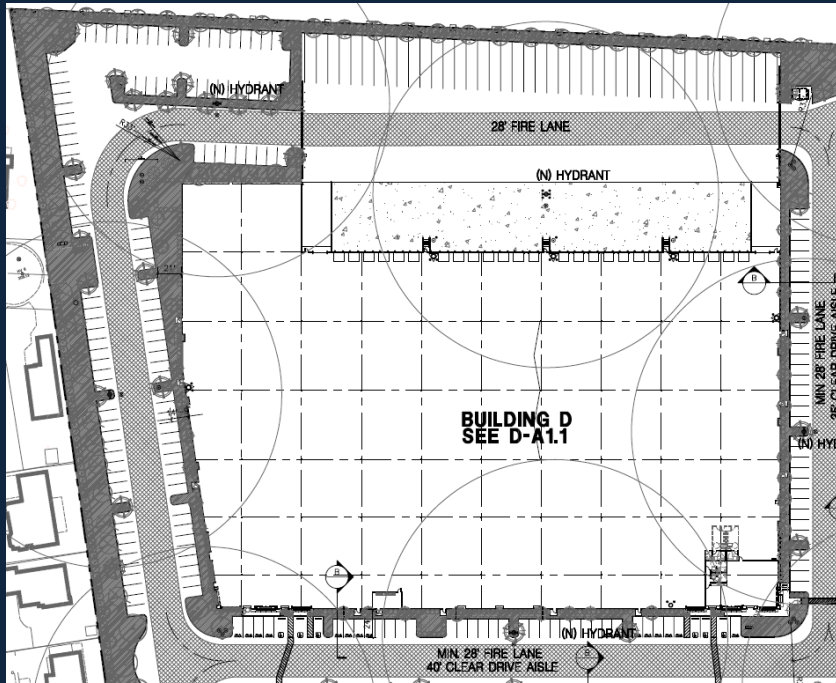
- Freestanding Class A  $\pm$  164,284sf Building on  $\pm$  7.4 Acres
- 2016 Construction
- 30' Clear Height
- $\pm$  8,217sf High-End Offices
- 21 Existing Dock High Positions (13 Hydraulic & 2 Load Levelers; 13 Dock Seals & Dock Locks)
- 8 Grade-Level Doors (2 Convertible to Additional Docks)
- 42 Trailer Parking Stalls, 196 Auto Stalls
- Access to (10), (605), (710) & (210) Freeways
- ESFR (K-25) Fire Suppression System, & Air Handling System
- Climate Controlled Warehouse, Big Ass Fans
- Fully Secured & Concrete Yard
- 3,000 Amps (277/480V)
- Warehouse Restrooms
- Existing Material Handling System Potentially Available
- Institutionally Owned & Managed



# Floorplan

4187 Temple City Boulevard







## CONTACT:

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