

LOWER AZUSA INDUSTRIAL PARK

VACANT, MOVE-IN READY IMPROVEMENTS



For Lease

8,100 SF

10776 LOWER AZUSA ROAD, EL MONTE, CALIFORNIA

Multi-Tenant Industrial Building

- High Image, Secure, Gated Business Park
- 8,100 SF Industrial Unit
- \$1.35 PSF Modified Gross with a \$0.11 CAM
- Three (3) Ground Level Loading Door
- Unit Frontage and Signage on Lower Azusa Rd.
- Drive Around Project Access
- Proximity to the I-10 Freeway and 605 San Gabriel River Freeway

LEASING CONTACT

MARK VANIS
213-239-5908
CA License #01305617



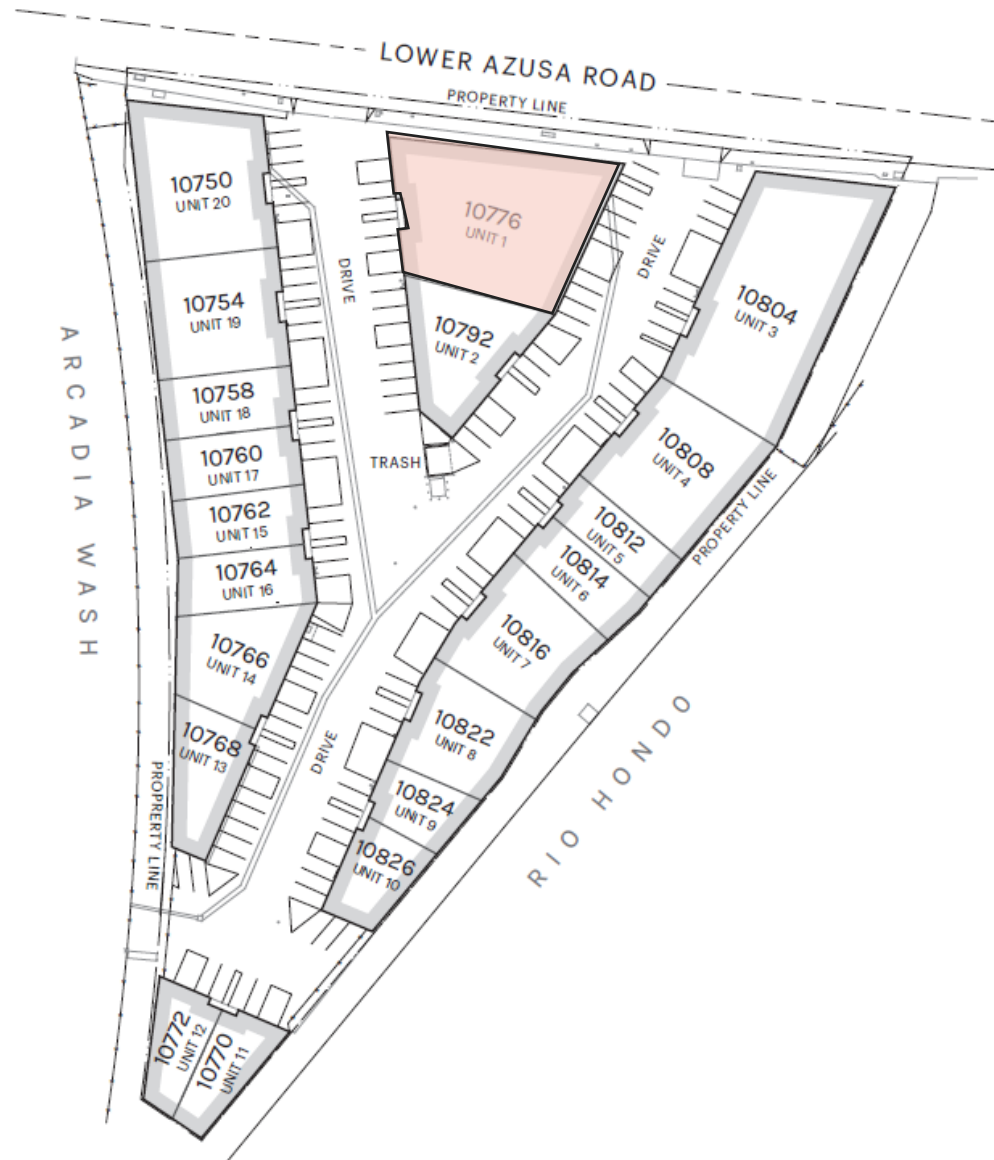
**Rexford
Industrial**

Availability

10776 LOWER AZUSA RD.

EL MONTE, CALIFORNIA

UNIT	TOTAL SIZE	WAREHOUSE	OFFICE
10776	8,100 SF	7,616 SF	484 SF



Floor Plans

10776 LOWER AZUSA RD.

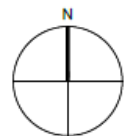
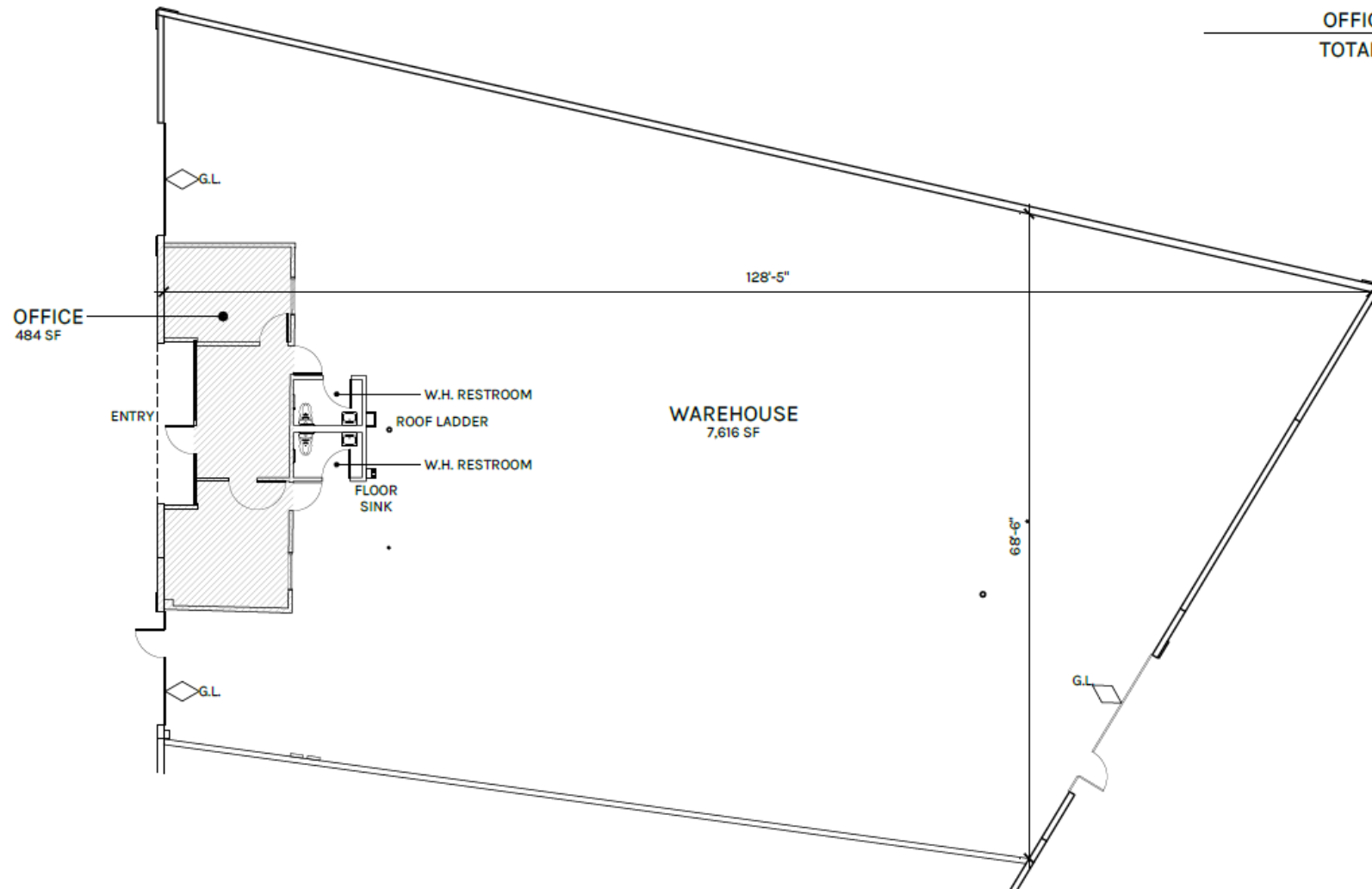
EL MONTE, CALIFORNIA

Unit 10776 | 8,100 SF

WAREHOUSE: 7,616 SF

OFFICE: 484 SF

TOTAL: 8,100 SF



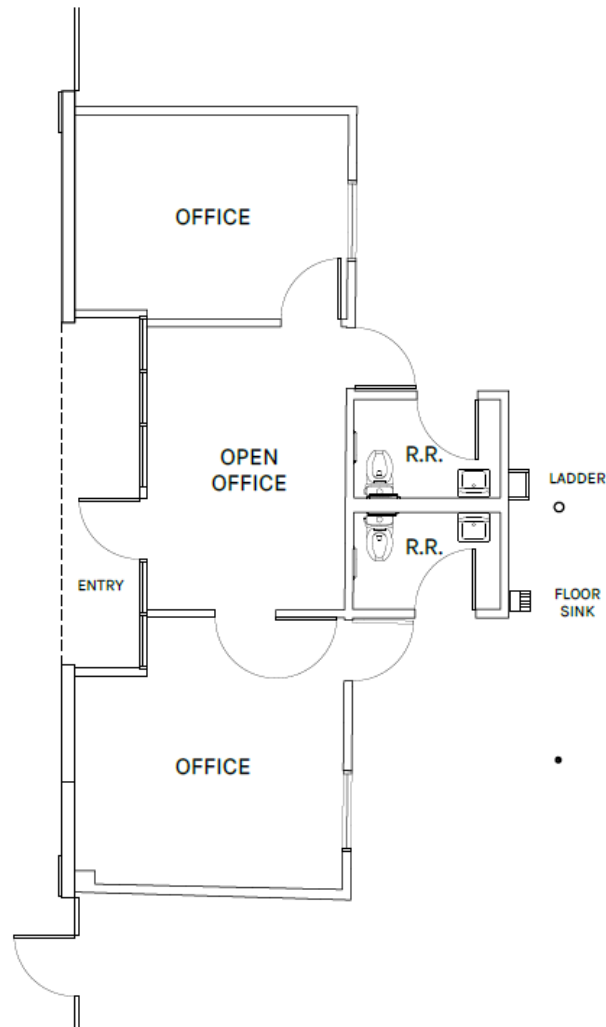
SCALE: $\frac{1}{8}" = 1'-0"$

Office Plans

10776 LOWER AZUSA RD.

EL MONTE, CALIFORNIA

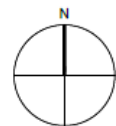
Unit 10776 | 8,100 SF



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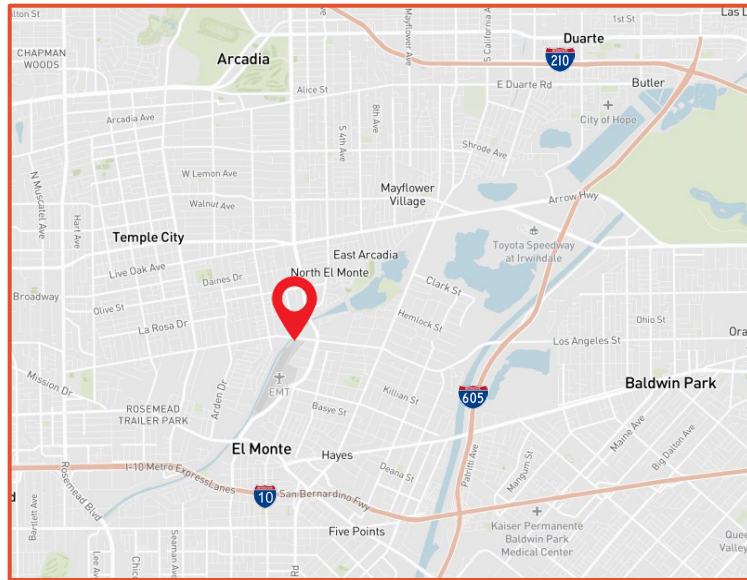


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