

For Lease – Turnkey Commissary Kitchen & Distribution

Leasing Offering Memorandum ±5,942 SF



2412 Lee Avenue, South El Monte, CA., 91733

No warranty or representation is made to the accuracy of the foregoing information. Term of Lease and availability are subject to change or withdrawn without notice.

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PROPERTY SUMMARY:

Turnkey Commissary Kitchen & Food Distribution Facility | South El Monte

Premium Turnkey Food Production & Distribution Facility

This ±5,942 SF facility presents a rare opportunity for food-service operators seeking a fully built-out, turnkey solution—eliminating the time, cost, and uncertainty of permitting and construction.

Strategically located in the heart of South El Monte's industrial corridor, the property is outfitted with a massive 28-foot commercial hood, extensive walk-in cold storage, and specialized gas cooking infrastructure already in place. The efficient layout seamlessly integrates a high-capacity central kitchen with a functional warehouse and distribution component, supporting both production and logistics under one roof.

Designed to accommodate a wide range of operations—from catering and large-scale meal preparation to ghost kitchen concepts—the facility also features 3-phase power, a dedicated loading area, and unique equipment such as a BBQ oven and wok range.

With 11 dedicated parking spaces—an uncommon advantage in this market—this move-in-ready facility offers immediate operational capability and scalability for growing food businesses.

The property is near freeway 10, 60, and 605 and nearby industrial tenants.



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SUBJECT PROPERTY:

Property Information:

Address: 2412 Lee Ave., South El Monte, CA. 91733

Rentable Area: ±5,942 SF Available (Within ±7,182 SF Building)

Year Built: 1987

Year Renovated: 1988

Building SF: 7,182 SF

Land SF: 12,920 SF

APN: 5281-014-034

Property County: Los Angeles County

Use Code: Warehouse / Commercial Kitchen

Zoning: SEM (South El Monte Industrial)



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LEASE TERMS & PRICING

BASE RENT

\$1.65 / SF / Mo.

NNN Lease Structure

NNN EXPENSES

\$0.30 / SF / Mo.

Taxes, Insurance & CAM

TOTAL MONTHLY RENT

\$1.95 / SF / Mo.

±5,942 SF = ~\$11,587 / Month

LEASE TERM

3 to 5 Years

Flexible Term Preferred

Lease Structure Overview

Lease Type: Triple Net (NNN) — Tenant pays base rent plus proportionate share of property taxes, insurance, and common area maintenance.

Equipment Included: All commercial kitchen equipment conveys with lease — no separate acquisition cost to tenant.

Move-In Ready: Facility is turnkey — permits, hood, grease trap, and cold storage already in place. Immediate occupancy possible.

Market Scarcity: Turnkey commissary kitchen facilities are rare in the San Gabriel Valley — one of fewer than a handful available in this submarket.

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PROPERTY HIGHLIGHTS:

Turnkey Central Infrastructure

Fully built-out commercial kitchen featuring a 28' professional hood, grease trap, and dedicated gas lines—ready for immediate operation.

Specialized Cooking Capabilities

Includes rare, high-capacity equipment such as a 40" wok range and BBQ oven—ideal for ethnic cuisine concepts, catering, or large-scale production.

Heavy Industrial Specifications

Equipped with 3-phase power and a dedicated loading area, supporting intensive operations and efficient logistics.

Comprehensive Cold Storage

Three separate units—two walk-in freezers and one walk-in cooler—provide substantial capacity for inventory storage and distribution.

Strategic Hybrid Layout

Thoughtfully designed to combine commercial kitchen production with warehouse/distribution functionality—perfect for meal prep, catering, or ghost kitchen operations.

Ample Parking

11 dedicated parking spaces, a valuable feature in high-demand industrial areas like South El Monte.



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KEY FEATURES:

Turnkey Key Central Infrastructure Include:

Commercial Kitchen Equipment:

- ❖ 2 Mixers
- ❖ 1 Gas Range 36" 6 Burner with Oven
- ❖ 1 Griddle 36" gas with oven
- ❖ 1 Wok Range 40"
- ❖ 1 BBQ Oven
- ❖ 2 Stock Pot Range, Single
- ❖ 2 Stock Pot Range, Double
- ❖ 1 Fryer
- ❖ 1 Meat Cutting Machine Slice
- ❖ 2 Walk-in Freezers
- ❖ 1 Walk-in Cooler
- ❖ Ventilation: Professional Hood 28' System
- ❖ Grease Trap Installed
- ❖ 2 Work Tables.
- ❖ 3 Phase Power for Heavy Equipment

Property Features:

- ❖ 11 dedicated Parking Spaces
- ❖ Dedicated Loading Area
- ❖ Storage Racks
- ❖ Reception Area for Administrative Operations
- ❖ Multiple Storage Rooms
- ❖ Multiple Restrooms
- ❖ Meeting Room



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UP PICTURES #1



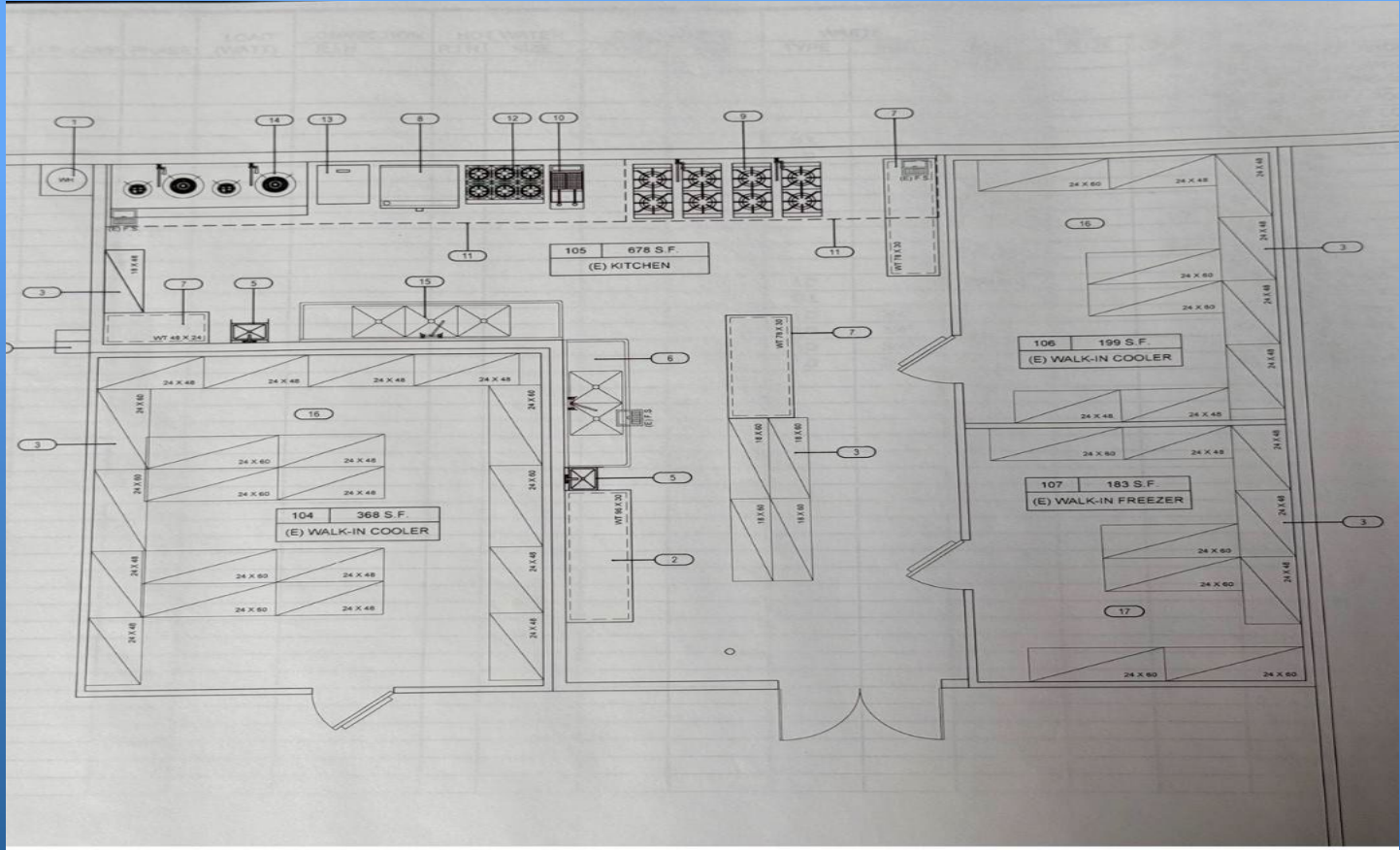
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UP PICTURES #2



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KITCHEN LAYOUT



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AL VIEW

Source: Google Earth Pro

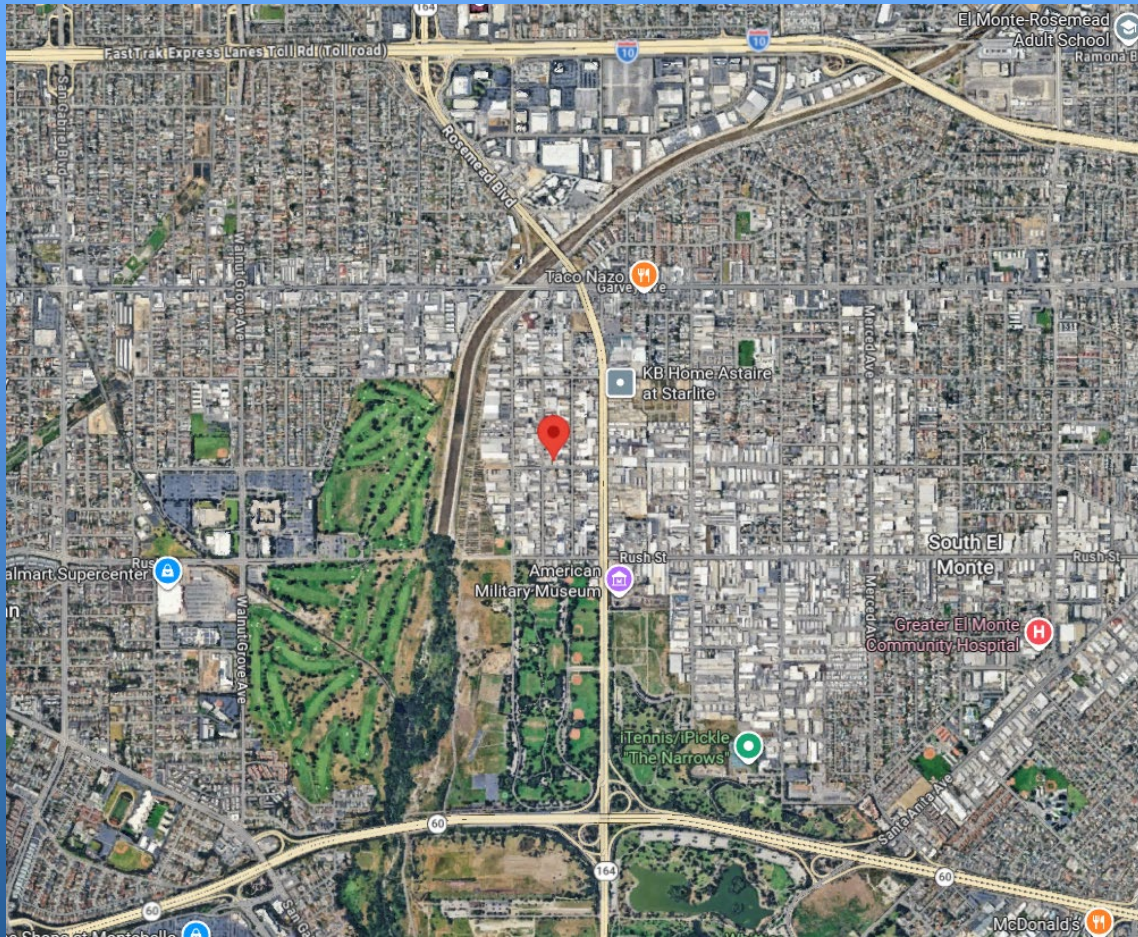


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LOCATION MAP

Google Map



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FOR MORE INFORMATION

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