



FOR LEASE  
**≈7,642 SF**  
FOOD PROCESSING,  
COLD STORAGE,  
AND DISTRIBUTION  
FACILITY

**1117**  
W OLYMPIC BLVD  
MONTEBELLO, CA 90640

**PRICING SUMMARY:**  
**LEASE RATE ▶ TBD**



**FOOD PROCESSING,  
COLD STORAGE, AND  
DISTRIBUTION FACILITY**



**REFURBISHMENT ALMOST  
COMPLETE!**



**FREEZER, COOLERS  
AND FLOOR DRAINS  
INCLUDED**



**CAN BE DELIVERED  
AS USDA & SQFL  
TURNKEY FACILITY**



**24/7/365 SECURITY  
GUARDS ON SITE AND  
INCLUDED**

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## HIGHLIGHTS



### • REFURBISHMENT ALMOST COMPLETE!

- During Phase I, the Landlord, a Professional Food Processing Builder, delivered a Custom Turn-Key USDA/SQF Compliant Building to a Leading Food Processor
- Now in Phase II, we have already pre-leased 1 of the 3 units here prior to its completion

### As the refurbishment nears completion, the Landlord is committed to deliver the following:

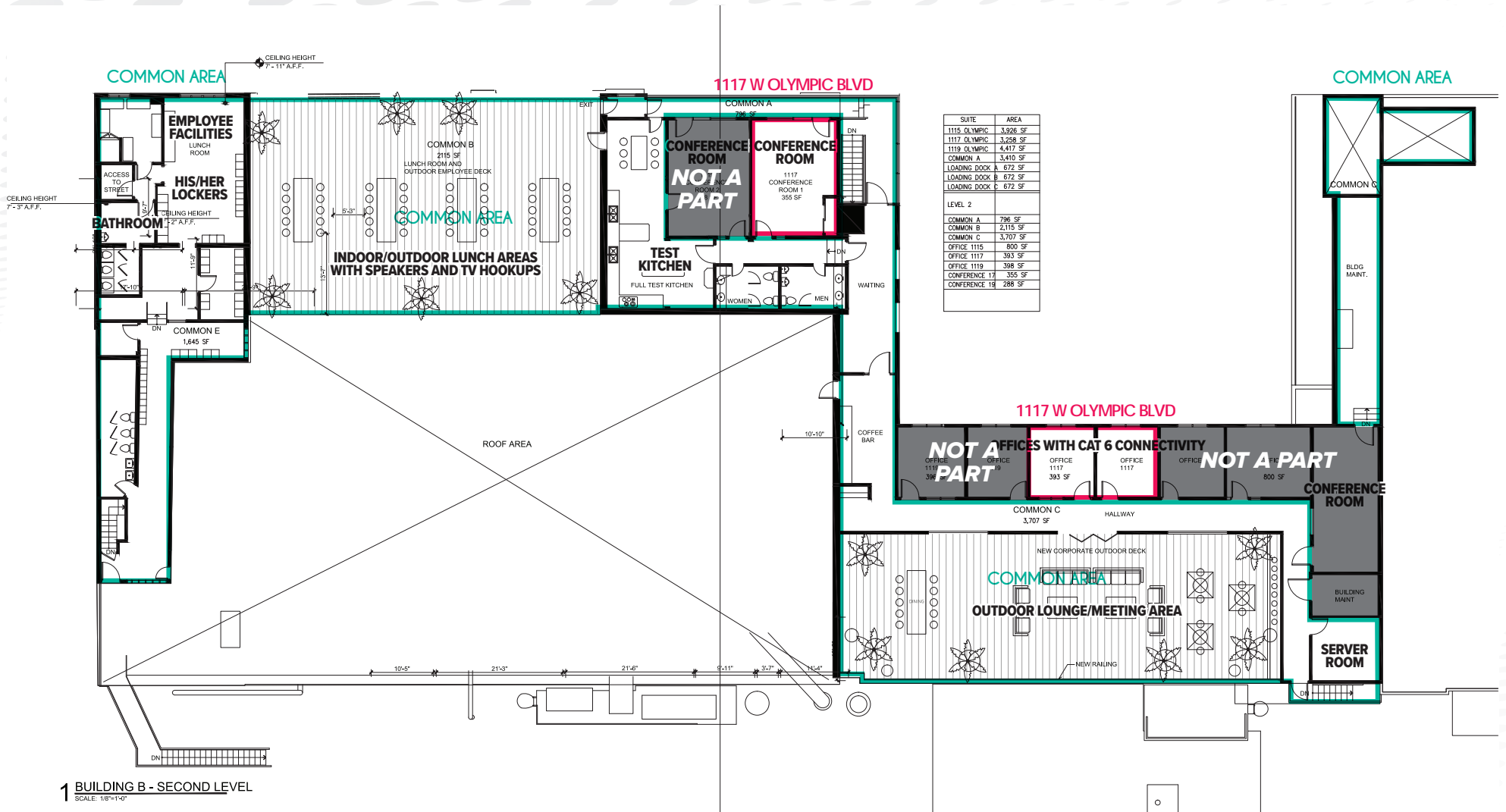
- Processing (37-50° F), Cooling (27-32° F), and Freezer (-10° F), and Dry Storage Customized Throughout
- Separate His/Hers Changing Rooms, Lockers, and Bathrooms
- Indoor/Outdoor Employee and Corporate Lunch Area
- Freezers, Coolers and Floor Drains included
- High Image office and Modern Workspace with Conference Rooms, Waiting area and Test Kitchen
- 24/7/365 Security Guards on Site and Included
- On Site Logistics and Facility Coordinator for Truck Loading
- USDA & SQF Turnkey Facility will be Delivered
- Temperature Controlled Loading Dock with Insulated Dock Doors
- Interlocking Insulated Paneling Throughout
- Floor Drains Lead to USDA Compliant Clarifier and Sample Box
- Fully Customizable Water hookups and Electrical Drop Locations (110V, 220V, 240V) & Charging Stations
- New LED Lighting Throughout
- New USDA Compliant Epoxy Flooring
- Trash Room & Alley Access



# ±7,642 SF of Food Processing, Cold Storage, and Distribution Facility

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## SECOND FLOOR SITE PLAN

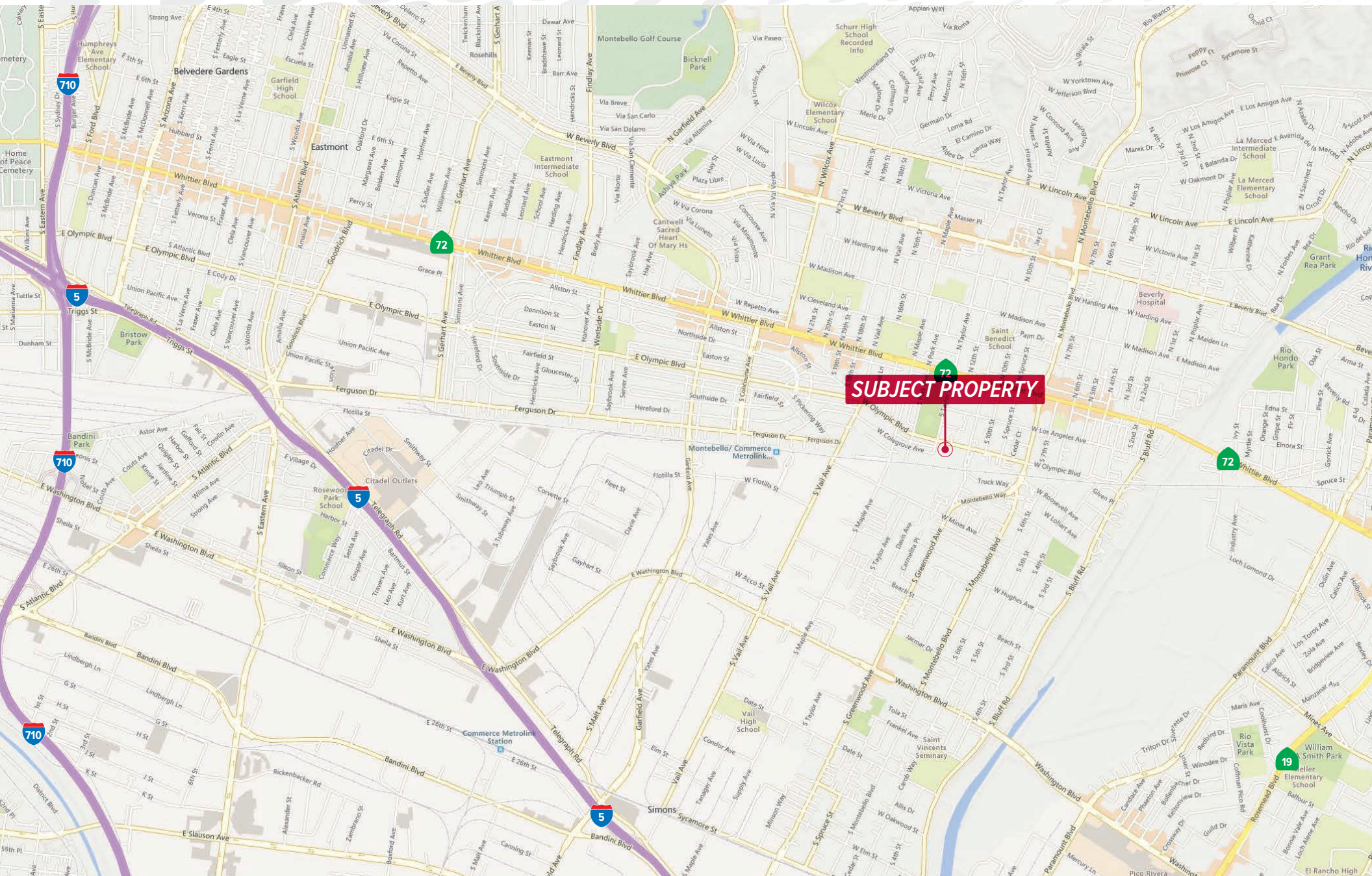


1 BUILDING B - SECOND LEVEL  
SCALE: 1/8"=1'-0"

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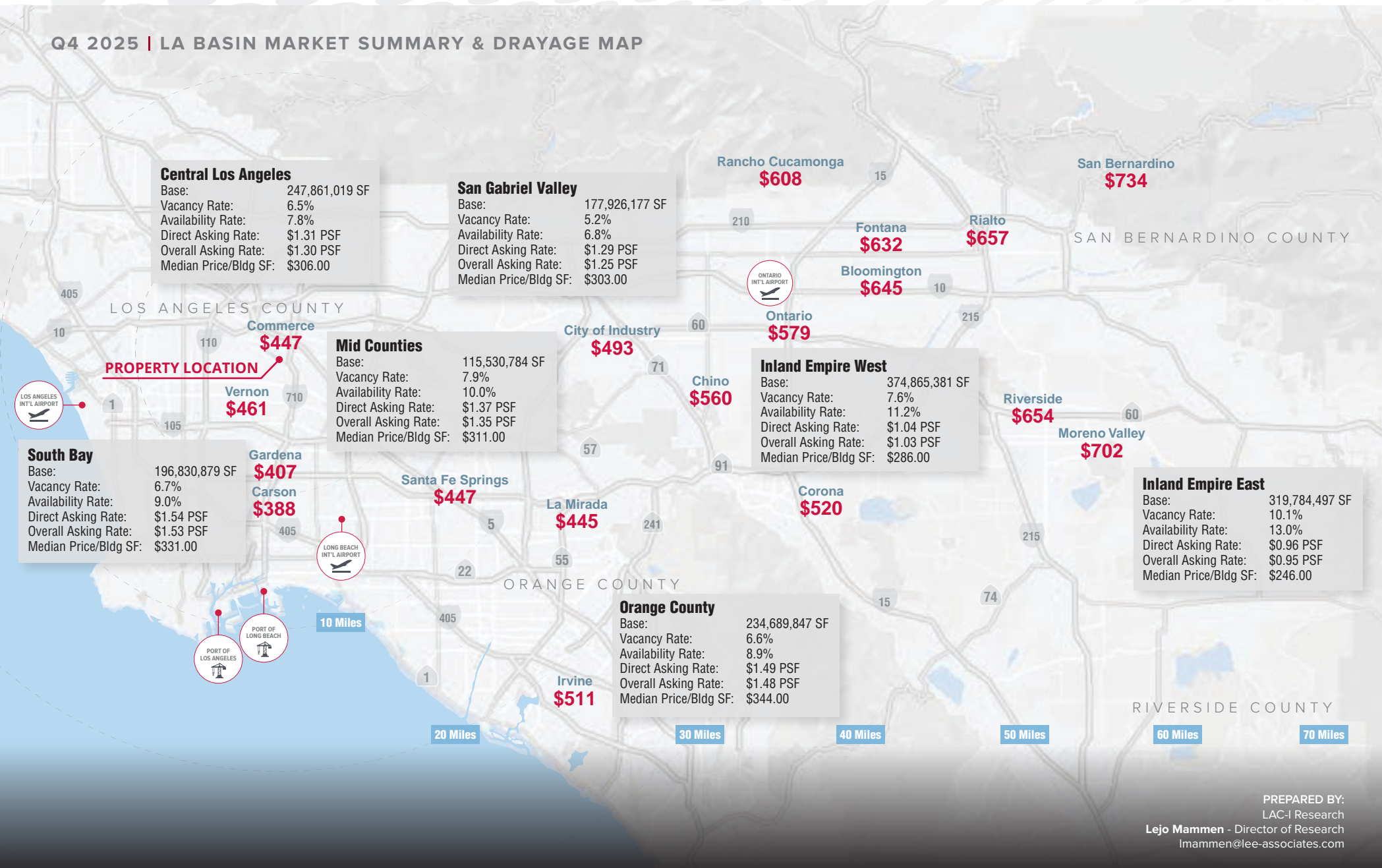
## LOCATION MAP



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## Q4 2025 | LA BASIN MARKET SUMMARY & DRAYAGE MAP




PREPARED BY:  
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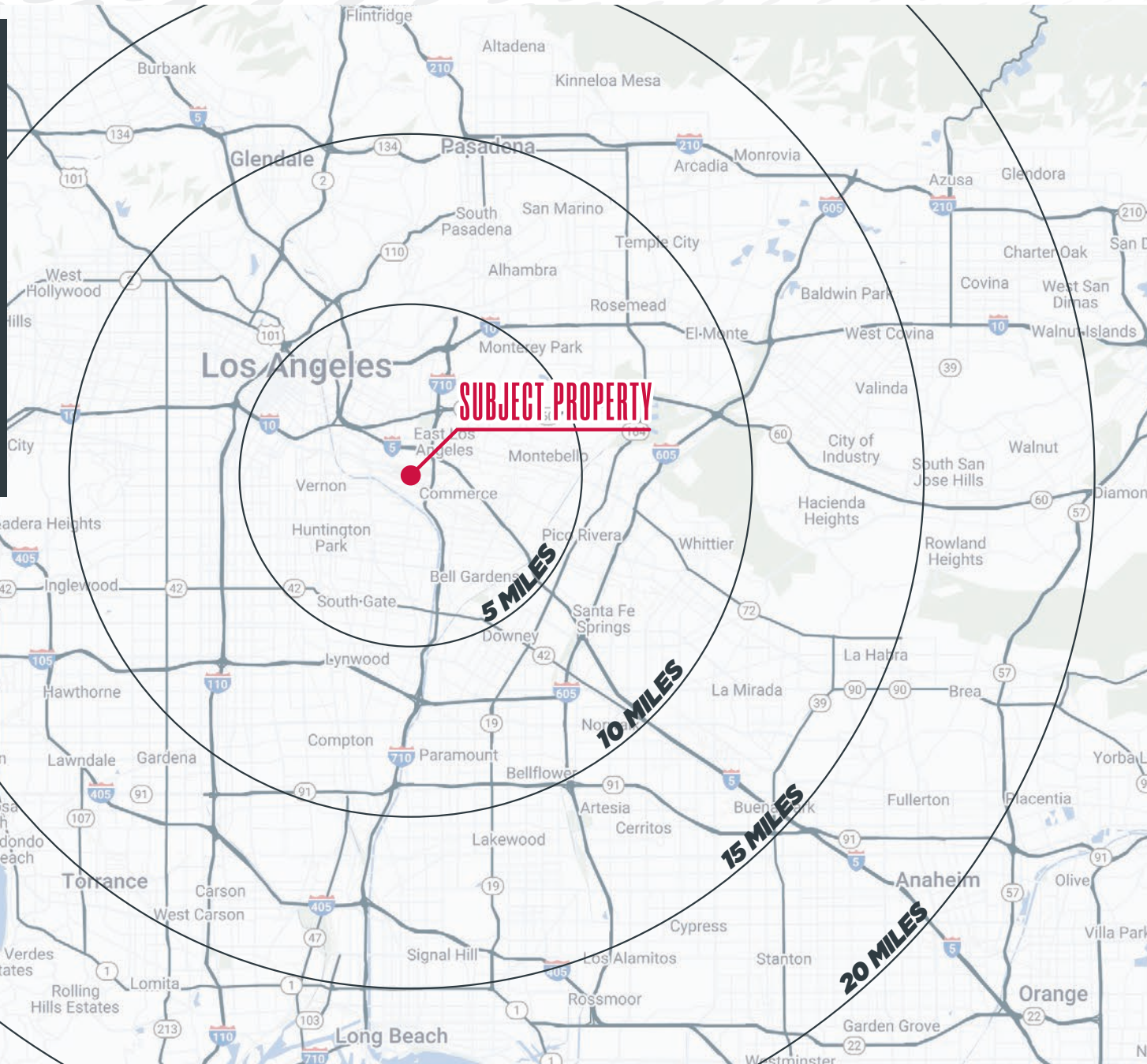
Sources: LAC-I Research, CoStar, Drayage Directory  
Drayage Rates reflect base and fuel costs only  
Based on a survey and sale comps of industrial properties 5,000 SF+

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## DEMOGRAPHIC MAP

	<b>POPULATION</b>			
5 Miles	10 Miles	15 Miles	20 Miles	
806,985	3,380,705	5,920,597	8,279,544	
	<b>AVERAGE HH INCOME</b>			
5 Miles	10 Miles	15 Miles	20 Miles	
\$92,087	\$105,566	\$126,026	\$134,290	
	<b>EMPLOYEES</b>			
5 Miles	10 Miles	15 Miles	20 Miles	
391,532	1,155,060	2,469,351	3,500,770	



## DRIVING DISTANCE FROM PROPERTY

 DTLA  
10 Miles

 LAX  
24 Miles

 LA & LB PORTS  
25 Miles