

**FOR
LEASE**

±11,520^{SF} INDUSTRIAL BLDG ON ±24,300^{SF} OF LAND
10665 RUSH ST | SOUTH EL MONTE, CA 91733

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- Attractive 1988 CTU with 18' Clear and Private Yard

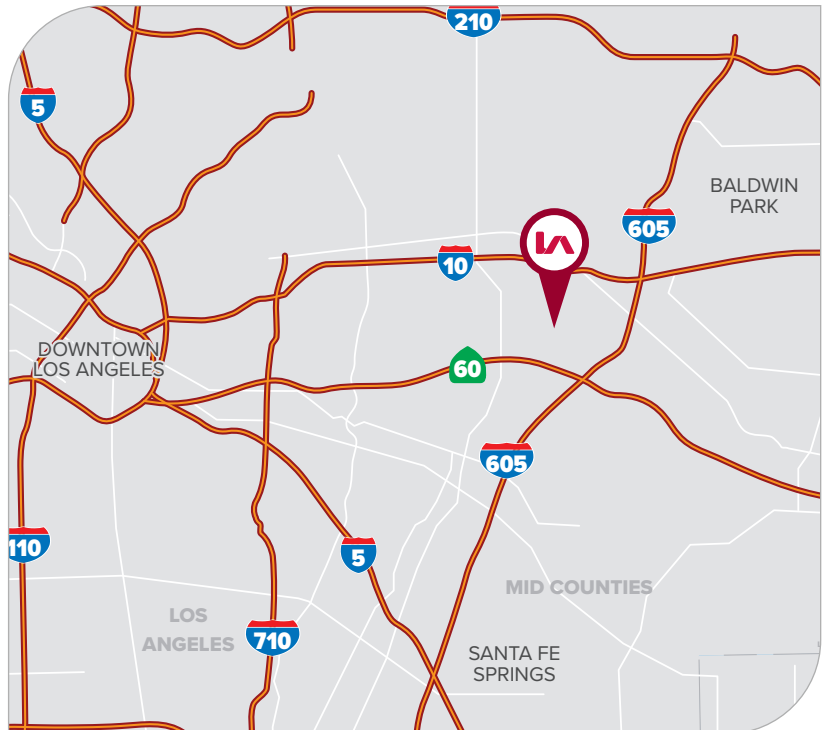
PROPERTY SUMMARY

BUILDING SF	±11,520 SF
LAND SF	±24,300 SF
OFFICE SF	±1,866 SF
YARD	Fenced / Paved
CLEAR HEIGHT	18' Clear Height
LOADING DOORS	2 Ground Level 12'x14'
POSSESSION	3/1/2026
PARKING	15 Spaces
CONSTRUCTION	Concrete
YEAR BUILT	1988
ZONING	M
APN	8104-027-016

PRICING SUMMARY

LEASE RATE

\$16,128/mo GRS
(\$1.40/SF Gross)



FOR MORE INFORMATION, PLEASE CONTACT



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Lee & Associates® Los Angeles, Inc. | CORP ID 02174865
Lee & Associates® City of Industry | CORP ID 01125429

1201 N Main St, Los Angeles, CA 90012
13181 Crossroads Parkway N Ste.300, City of Industry, CA 91746

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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

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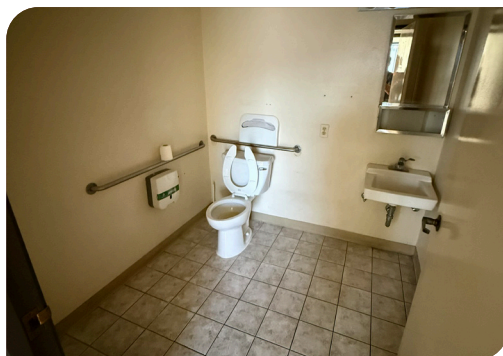
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ADDITIONAL PHOTOS

Property Exterior



Property Interior



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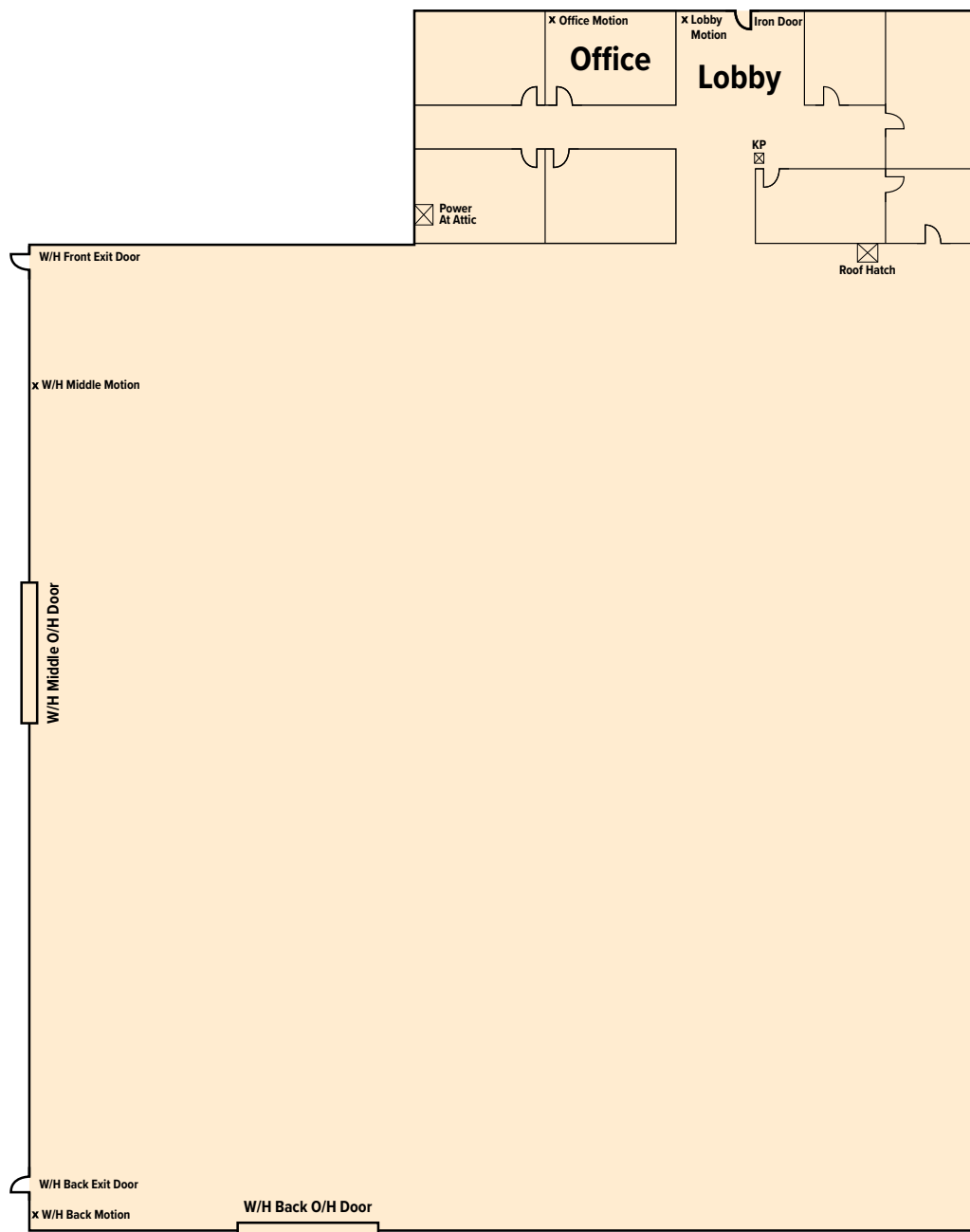
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PROPERTY SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by tenant.

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