



FOR LEASE
±8,789 SF
FOOD PROCESSING,
COLD STORAGE,
AND DISTRIBUTION
FACILITY

1119
W OLYMPIC BLVD
MONTEBELLO, CA 90640

PRICING SUMMARY:
LEASE RATE ▶ TBD

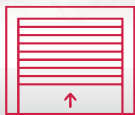
PHASE 1



**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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The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

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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

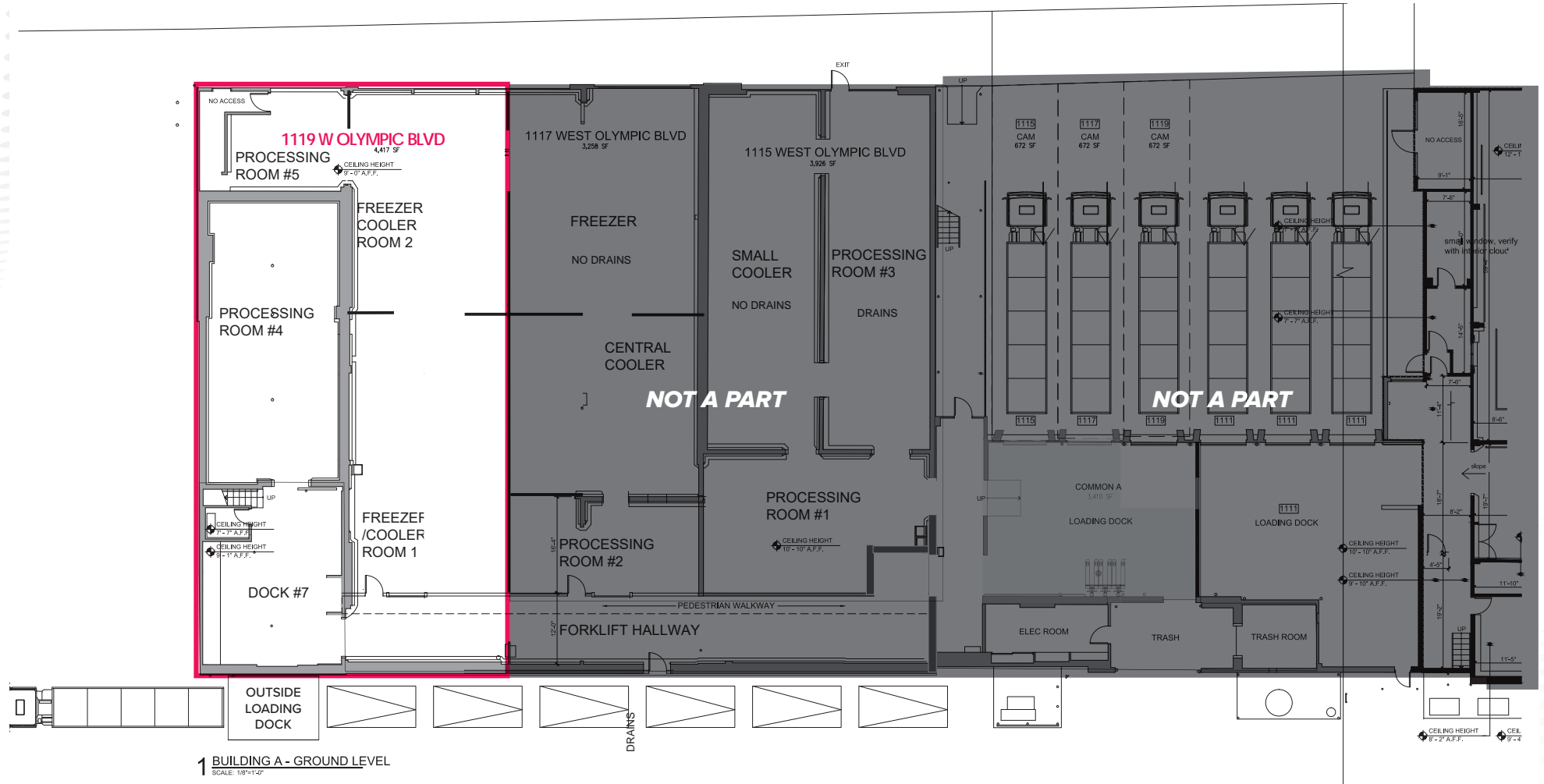
As the refurbishment nears completion, the Landlord is committed to deliver the following:

- 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

±8,789 SF of Food Processing, Cold Storage, and Distribution Facility

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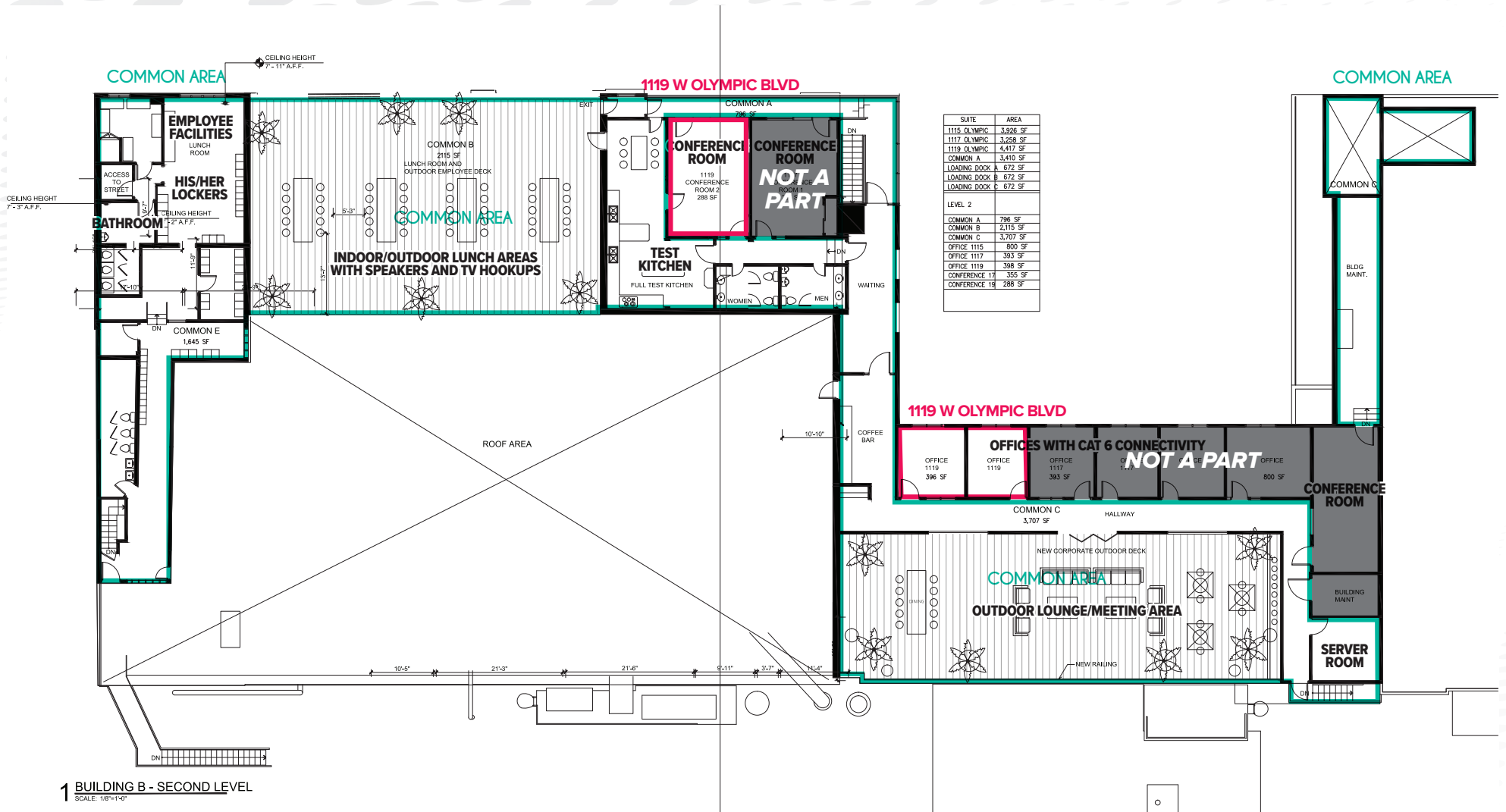
FIRST FLOOR SITE PLAN



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SECOND FLOOR SITE PLAN

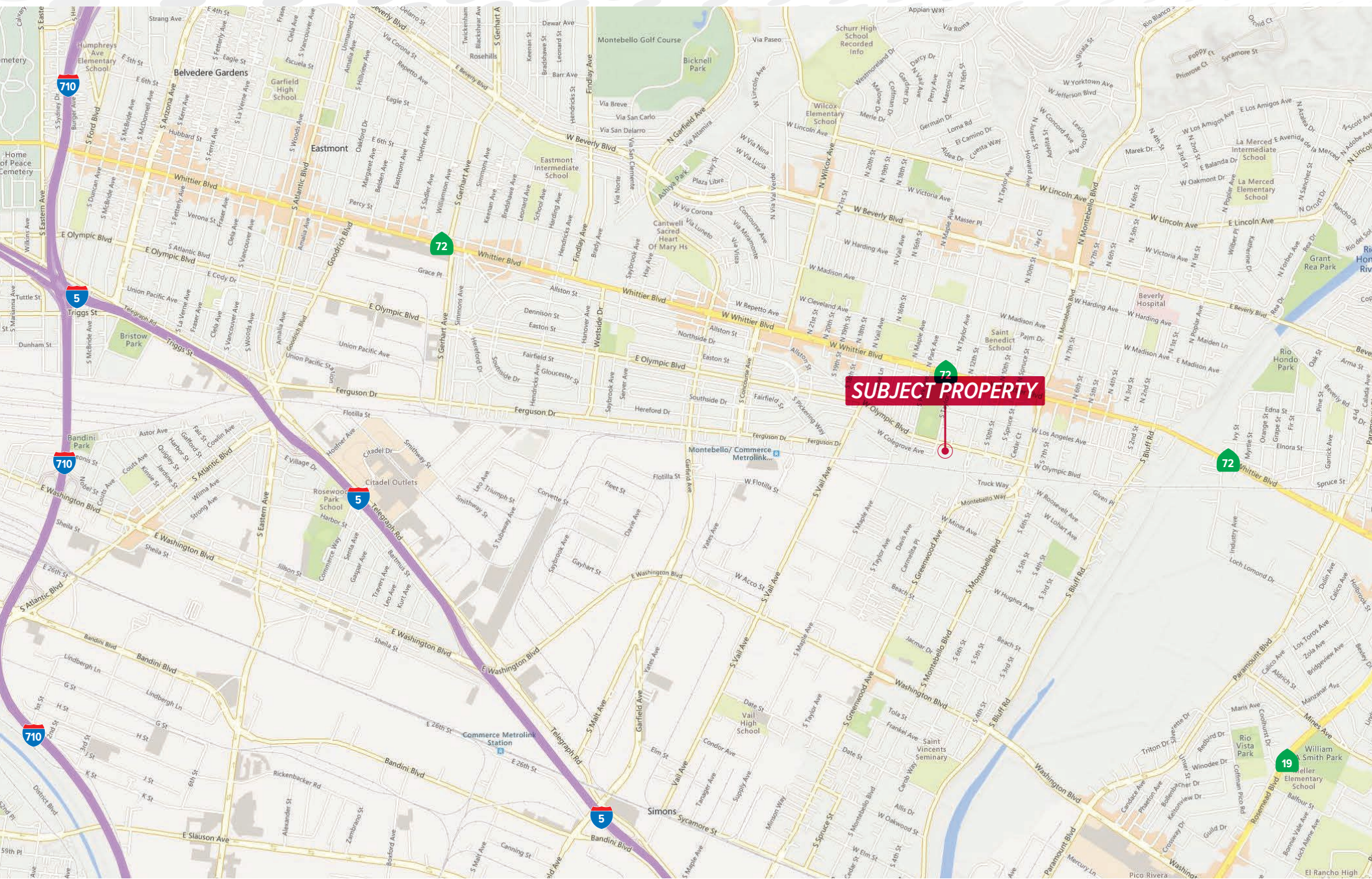


1 BUILDING B - SECOND LEVEL
SCALE: 1/8"=1'-0"

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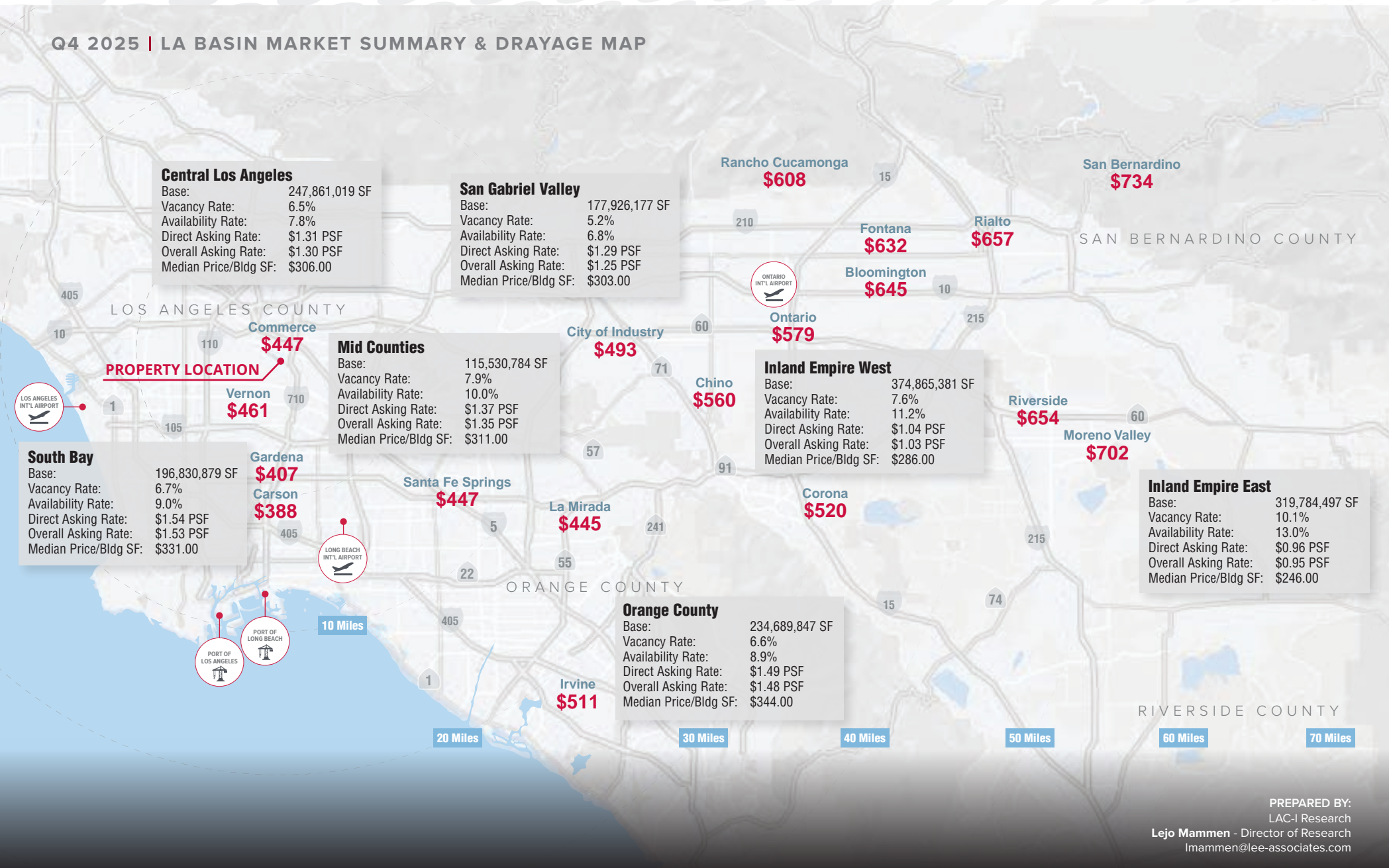
LOCATION MAP



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Q4 2025 | LA BASIN MARKET SUMMARY & DRAYAGE MAP




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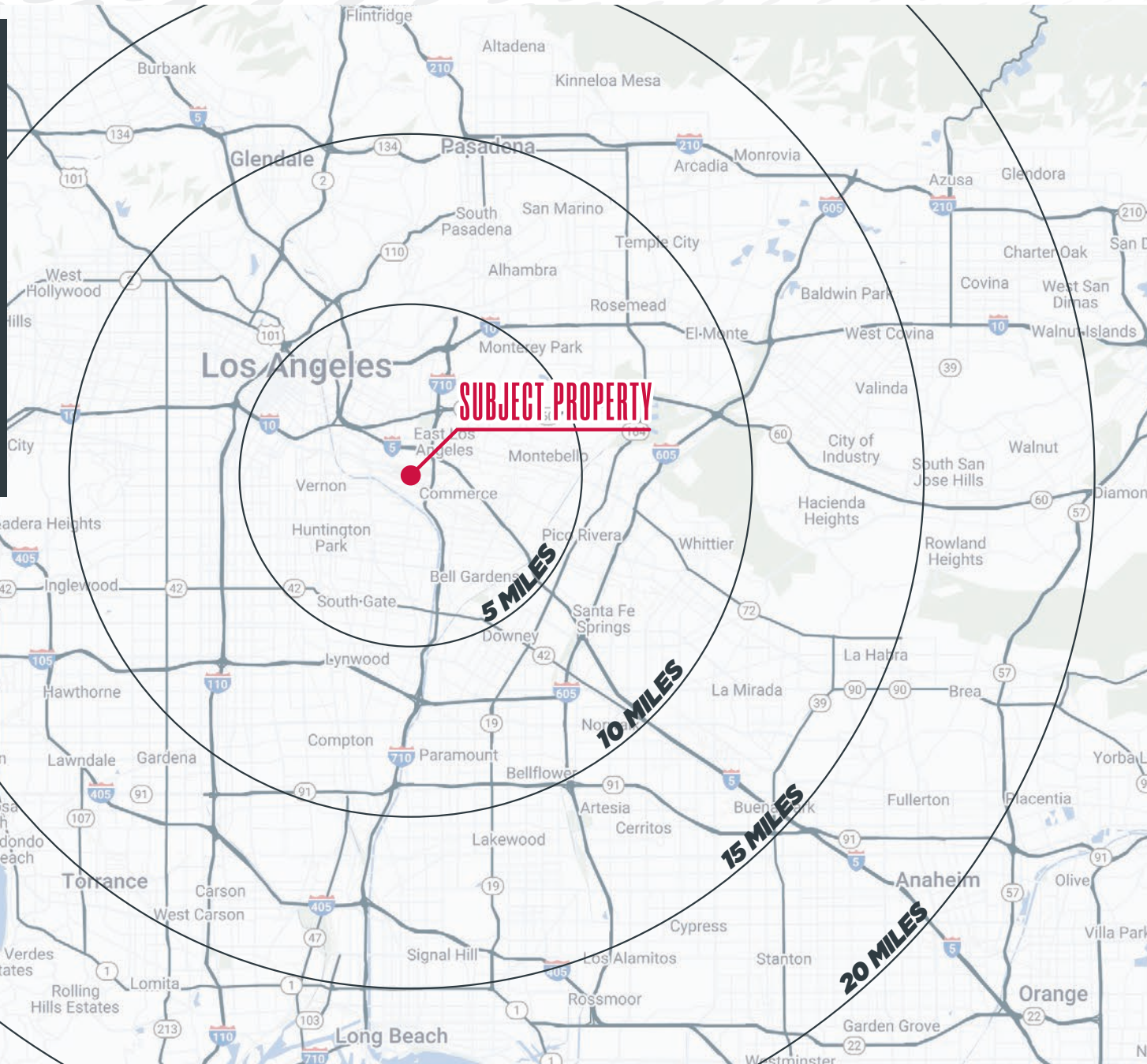
Sources: LAC-I Research, CoStar, Drayage Directory
Drayage Rates reflect base and fuel costs only
Based on a survey and sale comps of industrial properties 5,000 SF+

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DEMOGRAPHIC MAP

	POPULATION			
5 Miles	10 Miles	15 Miles	20 Miles	
806,985	3,380,705	5,920,597	8,279,544	
	AVERAGE HH INCOME			
5 Miles	10 Miles	15 Miles	20 Miles	
\$92,087	\$105,566	\$126,026	\$134,290	
	EMPLOYEES			
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