

WAREHOUSE FOR LEASE

South El Monte Industrial Warehouse

1614 Potrero Ave, Suite G, South El Monte CA 91733

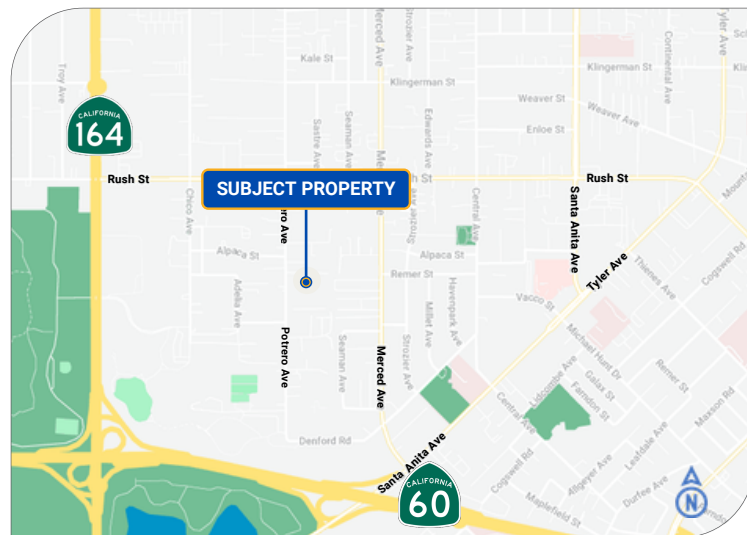


PROPERTY HIGHLIGHTS

- Excellent South El Monte Industrial warehouse
- End Unit with Ample Parking
- ± 4,620 SF Available for Lease
- ± 956 SF High-Image Two-Story Offices, Hardwood Flooring Throughout the office area
- Three (3) Restrooms - one in the warehouse, one on the first floor, and one on the second floor.
- One (1) Reception area, One (1) Ground-Level Door
- Excellent access to CA-60 & I-605
- Gated Business Park 24/7 Access

RENTAL DETAILS

Available Size: **± 4,620 SF** Ceiling Height: **17 ft**
Lease Term: **3-5 Years** Shared Parking: **7 spots**



ASKING RATE INFO

Base Rent: **\$ 1.55 PSF /Month**

FOR MORE INFORMATION, PLEASE CONTACT



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2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Avg	14,104	172,536	531,386
Household Income	\$87,228	\$94,202	\$106,604
Daytime Population	10,342	74,518	181,395

Source: Esri

2025 TRAFFIC COUNTS

Rush St:	± 16,714 CPD	(Source: Caltrans)
Potrero Ave:	± 5,231 CPD	(Source: CoStar)

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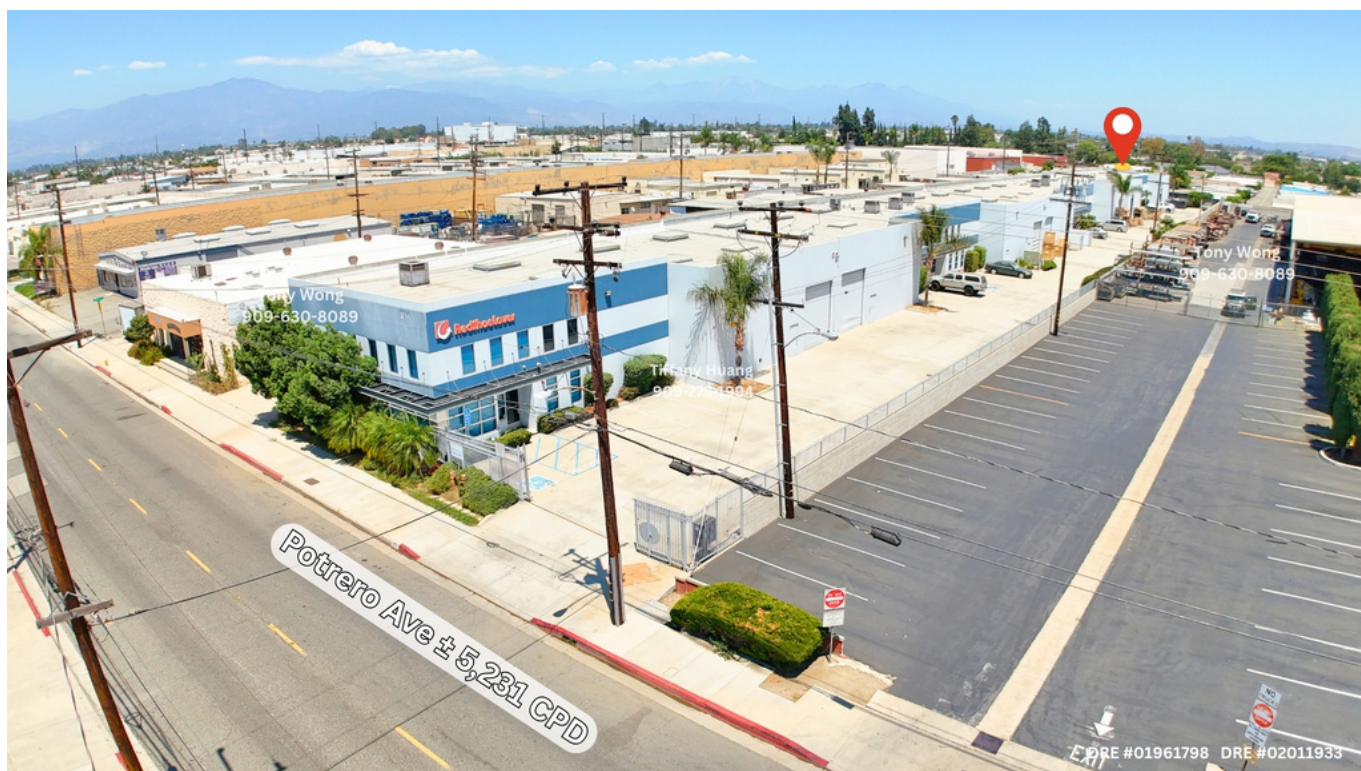
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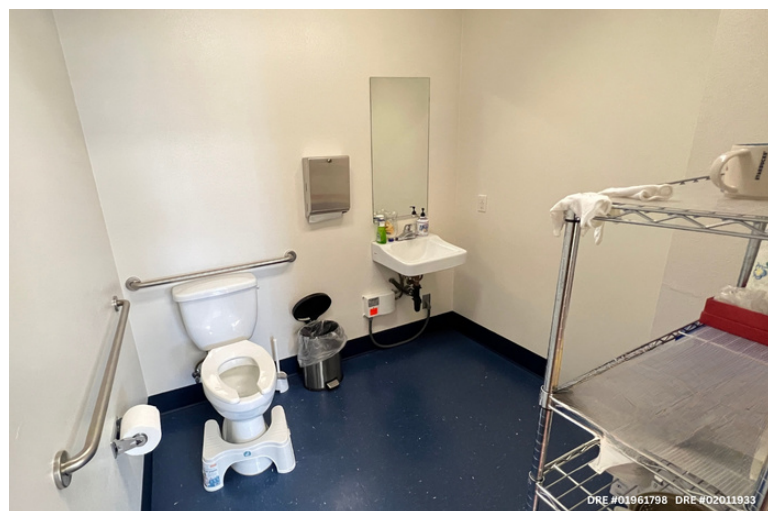
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DRE #019



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