

Available SF 15,700 SF

Building Size 15,700 SF



**Address:** 510 Washington Blvd, Montebello, CA 90640

**Cross Streets:** S Montebello Blvd/Washington Blvd

152' Frontage along Prime Washington Blvd  
 Three (3) Ground Level Doors  
 Fenced Yard  
 Gated Parking

**Sale Price:** \$4,454,175.00  
**Sale Price/SF:** \$283.71  
**Available SF:** 15,700 SF  
**Prop Lot Size:** 0.69 Ac / 30,056 SF  
**Taxes:**  
**Yard:** Fenced  
**Zoning:** C-2

**Sprinklered:** No  
**Clear Height:** 14' - 16'  
**GL Doors/Dim:** 3  
**DH Doors/Dim:** 0  
**A: 400 V: 240 O: 3 W: 4**  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1971

**Whse HVAC:** No  
**Parking Spaces:** 24 / **Ratio:** 1.5:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 7,062 SF / 6  
**Restrooms:** 3  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Commerce/Vernon  
**APN#:** 6352029011

**Listing Company:** Daum Commercial  
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**FTCF:** CB000N000S200

**Notes:** Please verify all information herein as Broker does not warrant its accuracy.