



FOR LEASE

**1445 LIDCOMBE AVE,
SOUTH EL MONTE, CA 91733**



Property Features:

Asking Rent:	\$13,648.50/mo. (\$1.50/sf) MG
Building Size:	± 9,099 SF
Lot Size:	± 20,473 SF
Office:	± 700 SF
Ground Level Doors:	(3)
Power:	400 amps/240V (verify)
Year Built:	1957
Clearance:	12' - 16'
Sprinklered:	Yes

- Front and Rear Fenced Yard
- Minimal Office
- One (1) Office Restroom
- Two (2) Shop Restrooms
- Spray booth possible (verify)



CHANTEL AGUILAR

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Chantel Aguilar
COMMERCIAL REAL ESTATE

**Ashwill
Associates**
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PROPERTY PHOTOS - EXTERIOR

1445 Lidcombe Ave, South El Monte, CA 91733



EXTERIOR



REAR YARD



SIDE FRONT



REAR BUILDING



FRONT



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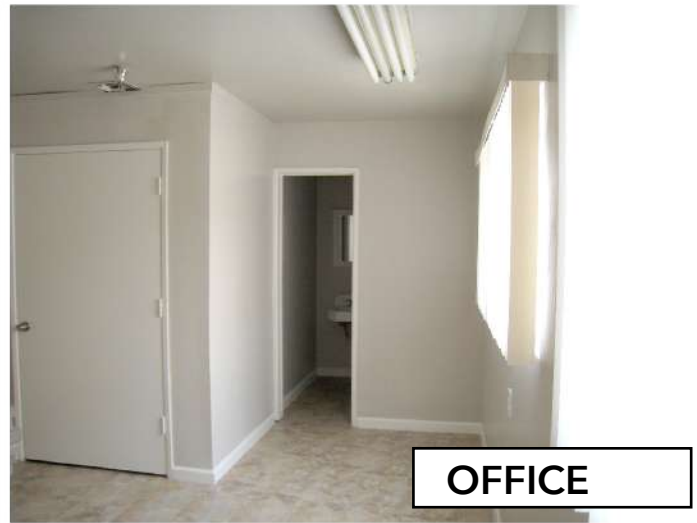
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PROPERTY PHOTOS - INTERIOR

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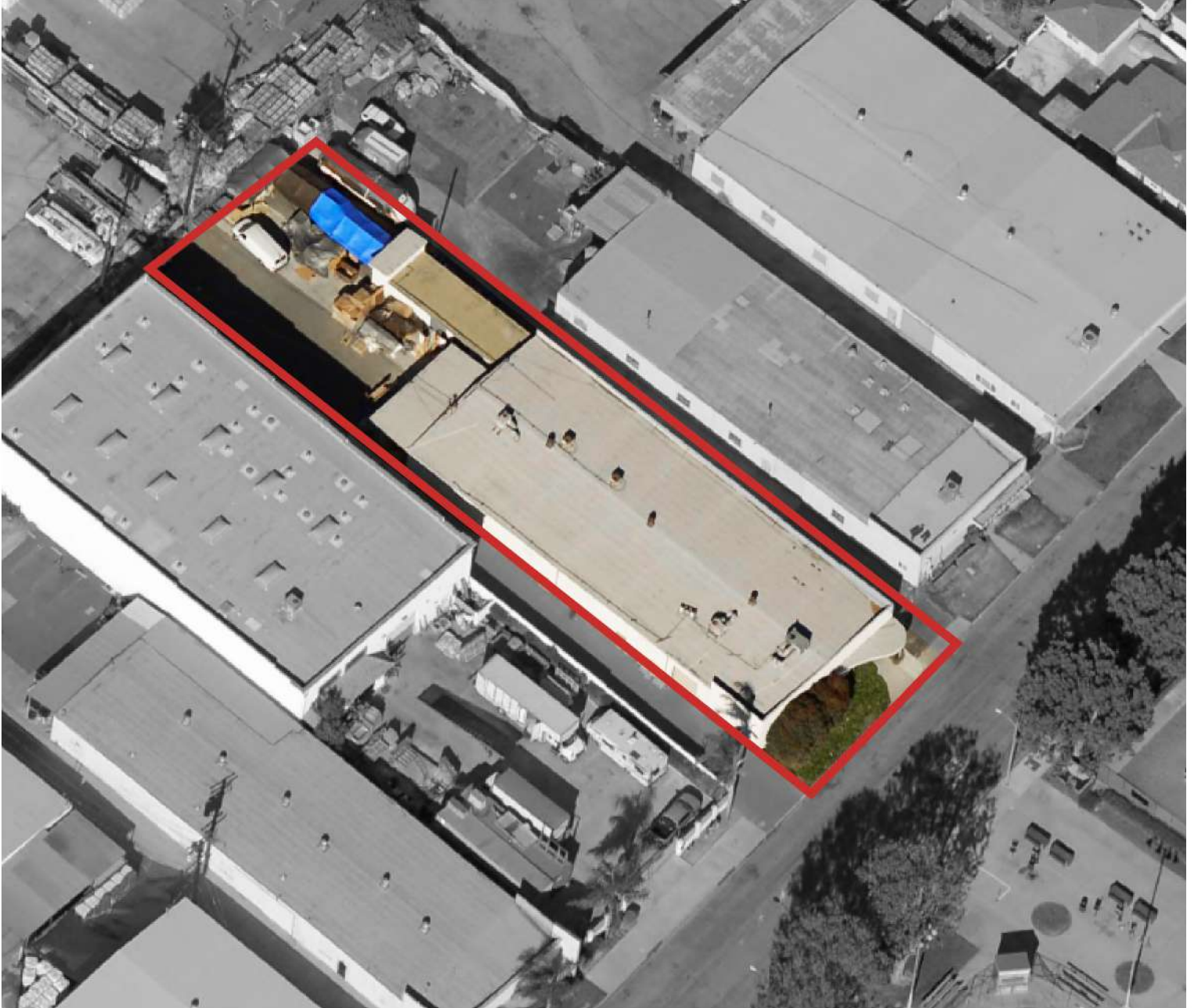
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AERIAL VIEW

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