

**FOR LEASE**  
**+/- 15,849 SF to +/- 159,780 SF**

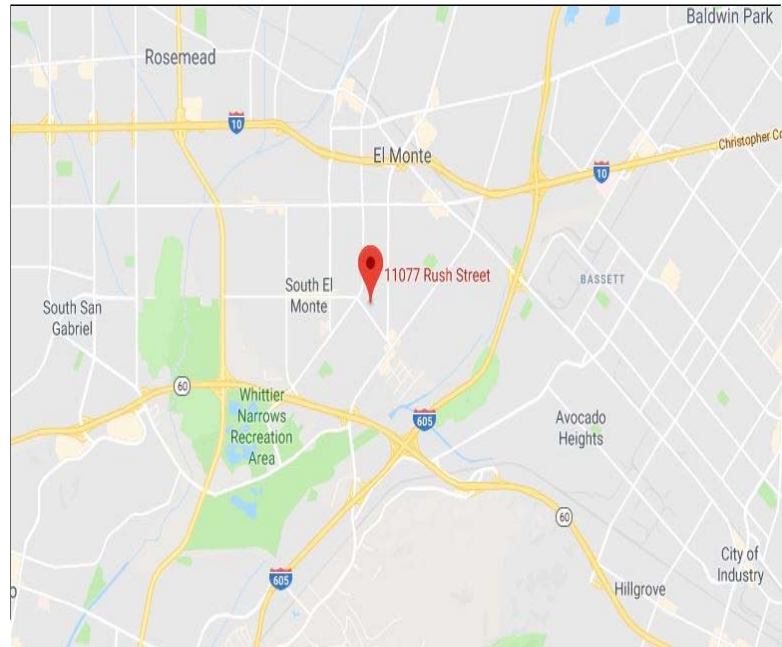
**11077 RUSH STREET**  
**South El Monte, CA**



**± 159,780 S.F. BUILDING ON ± 267,833 S.F. LOT**

**Highlights:**

- 100% Remodel Now Underway!
- Units from +/- 15,849 s.f. to +/- 159,780 s.f.
- +/- 387' of Major Rush Street Frontage
- Dock High and Ground Level Loading
- New 2017 roof and 100,000 s.f. high pile storage capacity
- 19' - 22.6" Warehouse Clearance with Fire Sprinklers
- Individually metered distributed power for each unit
- Attractive New Offices with private office and shop restrooms
- +/- 247 newly striped parking stalls with Drive Around access
- Large Private Secured Fenced Yard on three (3) building sides
- Close proximity to the 605, 10 and 60 Freeways



**Ashwill**  
**Associates**  
COMMERCIAL REAL ESTATE

[www.ashwill.com](http://www.ashwill.com)

21660 East Copley Drive, Suite 195  
Diamond Bar, CA 91765

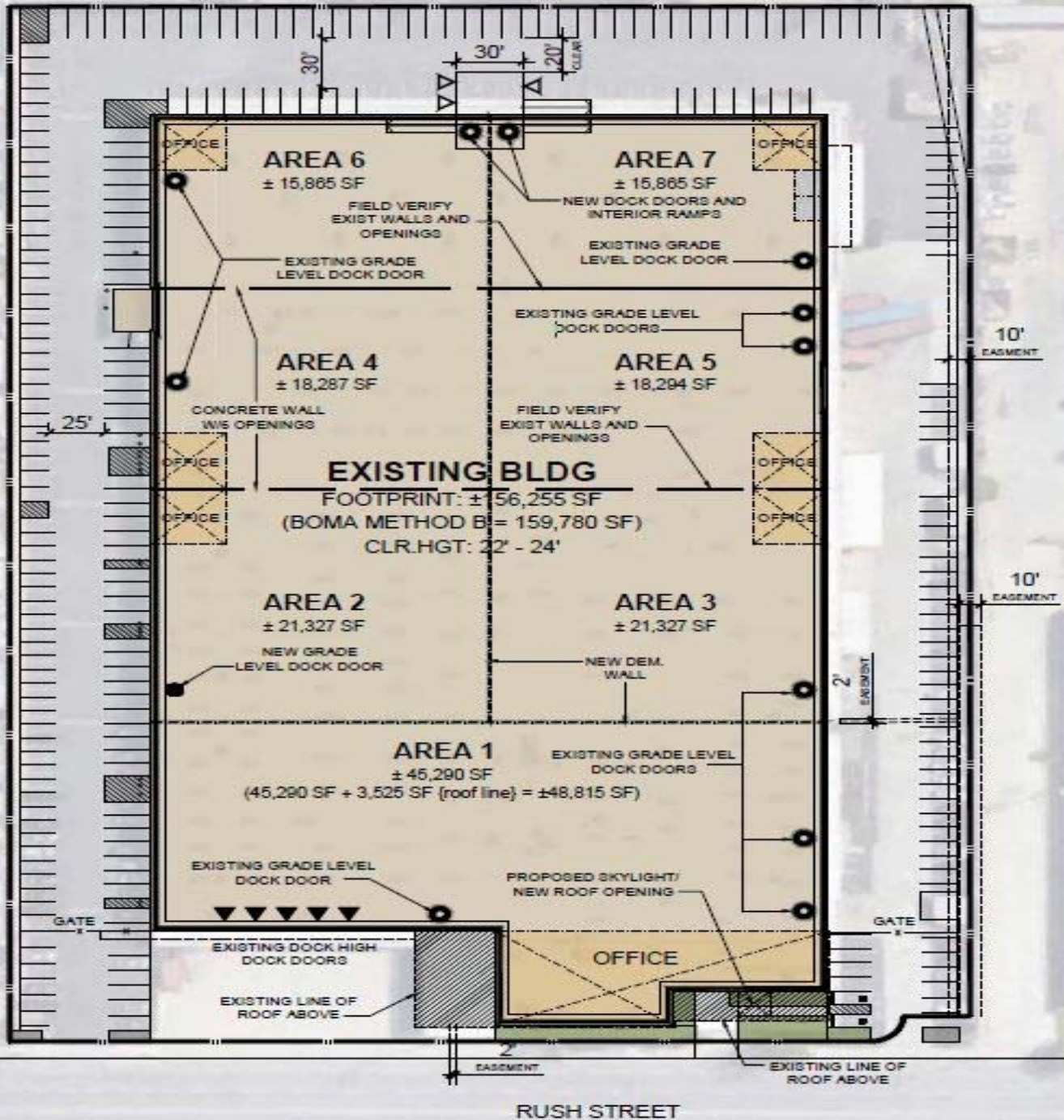
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