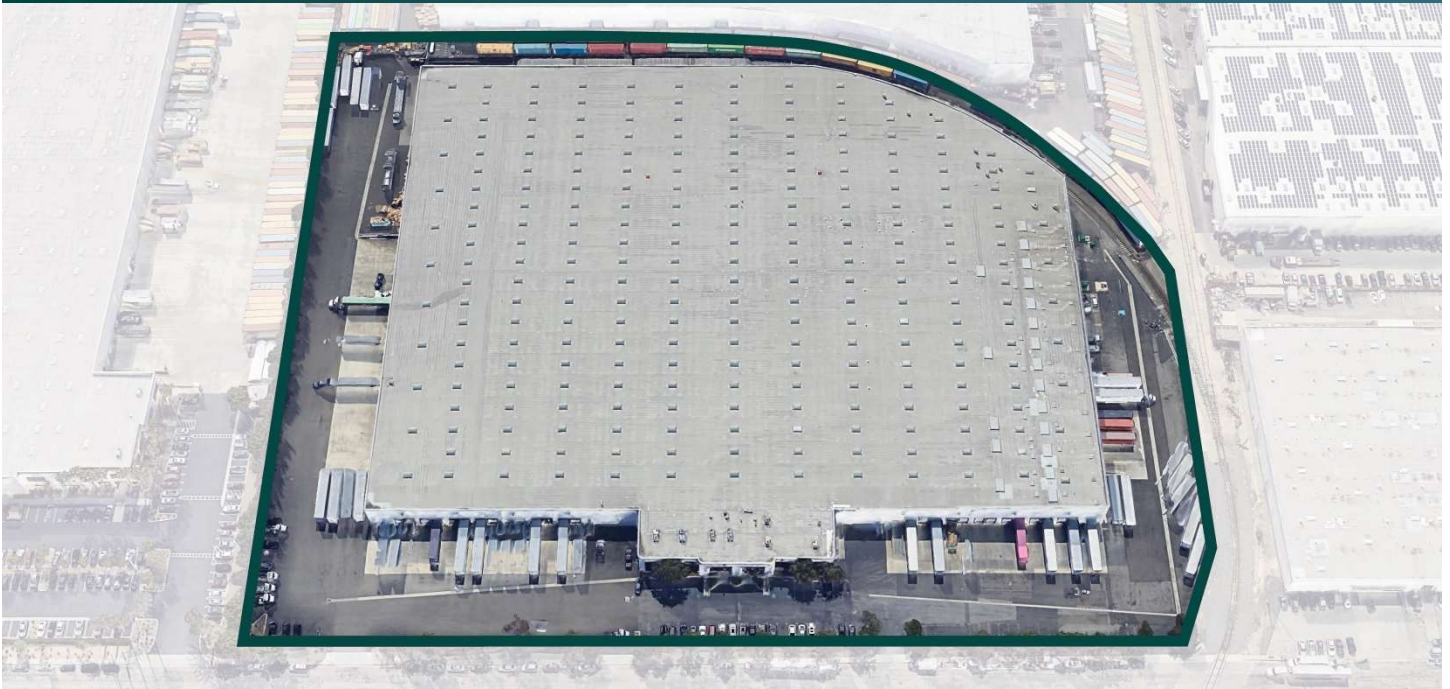


374,370 SF

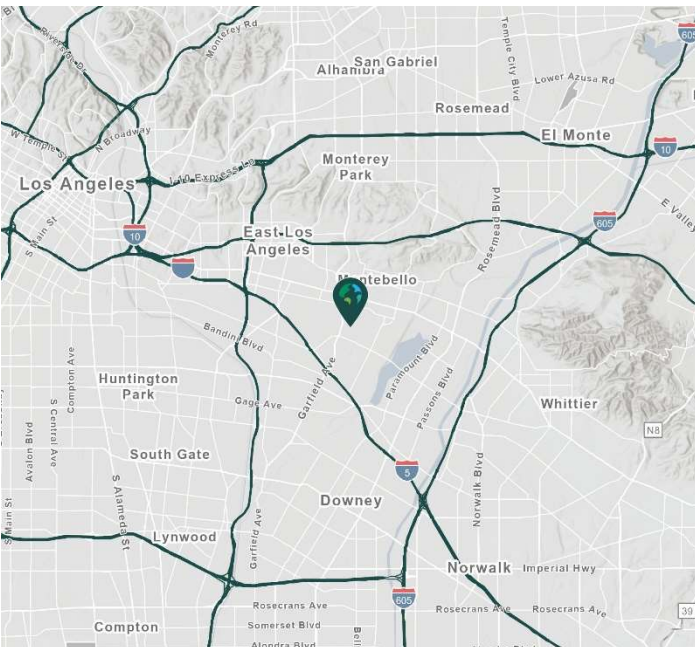
Industrial Space For Lease



Prologis Montebello Industrial Center



2100 Yates Avenue
Montebello, CA 90640 (Commerce P.O.) USA



LOCATION

- Centrally located with excellent access to 8 major freeways, Downtown LA, the Ports of LA & LB, and LAX
- Approximately 1.25 miles to Santa Ana (5) Freeway
- Approximately 22 Miles to Ports of Los Angeles & Long Beach

FACILITY

- Class A Corporate Headquarters Facility
- 8,900 SF of Well-Appointed Office Space
- 24'-33' Clearance (average clearance is over 28')
- 47 Dock High Positions & 6 Ground Level Doors (Loading on 3 sides)
- 4,000 Amps, 277/480 Volts Power
- ESFR Sprinkler System
- Skylights & LED Motion Sensored Warehouse Lighting
- Large Fenced & Secured Yard
- BNSF Rail Service (11 Rail Doors)

ADVANTAGES AND AMENITIES

- Access to the Prologis Essentials platform, which includes:

[Operations Essentials](#)

[Energy Essentials](#)

[Workforce Essentials](#)

[Mobility Essentials](#)

[Digital Essentials](#)

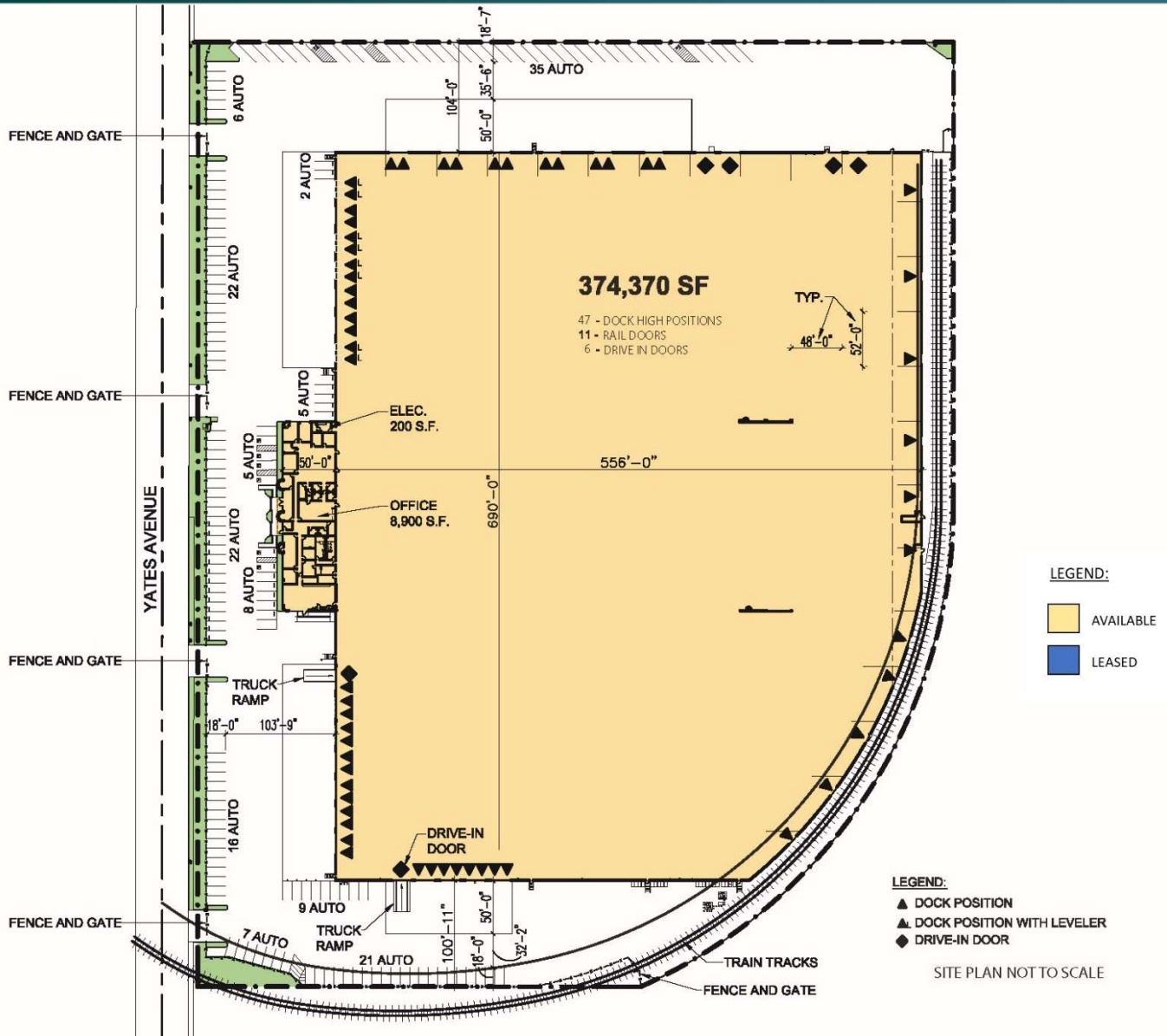
Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)

374,370 SF

Industrial Space For Lease



Prologis Montebello Industrial Center



NEWMARK

Newmark

John McMillan
 john.mcmillan@nrmk.com
 CalDRE License #01103292
 ph +1 310 491 2048
 2301 Rosecrans Avenue
 Suite 4100
 El Segundo, CA 90245 USA

Newmark

Jeff Sanita
 jeff_sanita@nrmk.com
 CalDRE License #01242202
 ph +1 310 491 2003
 2301 Rosecrans Avenue
 Suite 4100
 El Segundo, CA 90245 USA

Newmark

Danny Williams
 danny.williams@nrmk.com
 CalDRE License #01776416
 ph +1 310 491 2061
 2301 Rosecrans Avenue
 Suite 4100
 El Segundo, CA 90245 USA

Newmark

Connor Reeves
 conner.reeves@nrmk.com
 CalDRE License #01983477
 ph +1 310 491 2088
 2301 Rosecrans Avenue
 Suite 4100
 El Segundo, CA 90245 USA

Newmark

Andrew Conroy
 andrew.conroy@nrmk.com
 CalDRE License #02143325
 ph +1 310 491 2085
 2301 Rosecrans Avenue
 Suite 4100
 El Segundo, CA 90245 USA

Prologis

Analise Guttman
 aguttman@prologis.com
 CalDRE License #01966053
 ph +1 562 345 9239
 2141 Rosecrans Avenue
 Suite 1151
 El Segundo, CA 90245 USA