

INDUSTRIAL PROPERTY FOR SALE



±10,000 SF Building on ±37,000 SF of Land
1517-1537 W Olympic Blvd, Montebello, CA 90640

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

**1517-1537 W OLYMPIC BLVD
MONTEBELLO, CA 90640**

Property Details

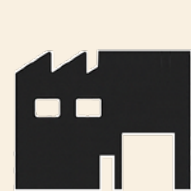
Building Area:	±10,000 SF
Office Area:	±1,000 SF Ground Floor + ±800 SF Mezzanine
Year Built:	1947/1962
Construction:	Concrete Block
Land Area:	±37,000 SF
Warehouse Clear Height:	14'
Power (2 Meters):	120-480V/3Ph
Ground Level Loading Doors:	1: 12x12
Sprinklered:	Yes
Parking:	±50 Surface Spaces
Zoning:	MNC2
APN:	6337-032-006,007,010,011,037
Frontage:	300' on Olympic Blvd

ASKING PRICE

Building: \$2,400,000 (\$240.00 Per SF)

Land: \$1,400,000 (\$37.84 Per SF)

Combined Price: \$3,800,000



**INDUSTRIAL
BUILDING**



**GOOD
CLEARANCE**



**2 POWER
METERS**



**GROUND LEVEL
LOADING**



**OFFICE
SPACE**



**GATED
PARKING**



SPRINKLERS



SKYLIGHTS

Property Highlights

- Functional industrial facility with extra land
- Prime owner-user purchase opportunity
- Ideal for warehouse, distribution, light manufacturing, flex use, etc.
- Power service includes 2 meters — 14' clearance height
- Office area has HVAC
- Secure fenced on-site parking for ±50 vehicles
- Gated driveway can fit a 53' truck or 2 containers
- Great Montebello location 2 blocks south of Whittier Blvd midway between Garfield Ave and Montebello Blvd
- 1½-miles south of the 60 Freeway and 2-miles east of the I-5 Freeway
- Building and land must be purchased together



1519-1521 W Olympic Blvd



1519-1521 W Olympic Blvd



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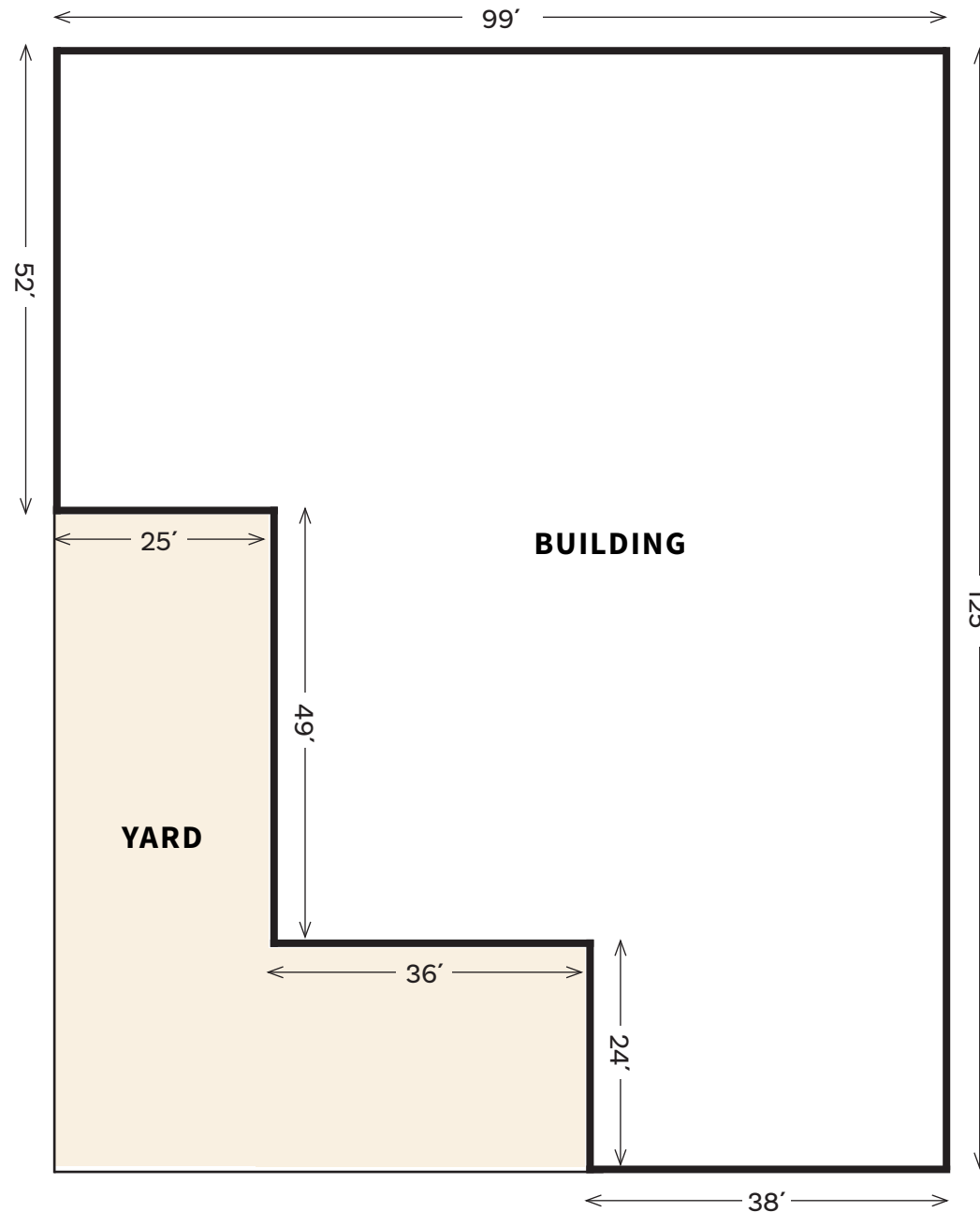
1519-1521 W Olympic Blvd



1529-1537 W Olympic Blvd

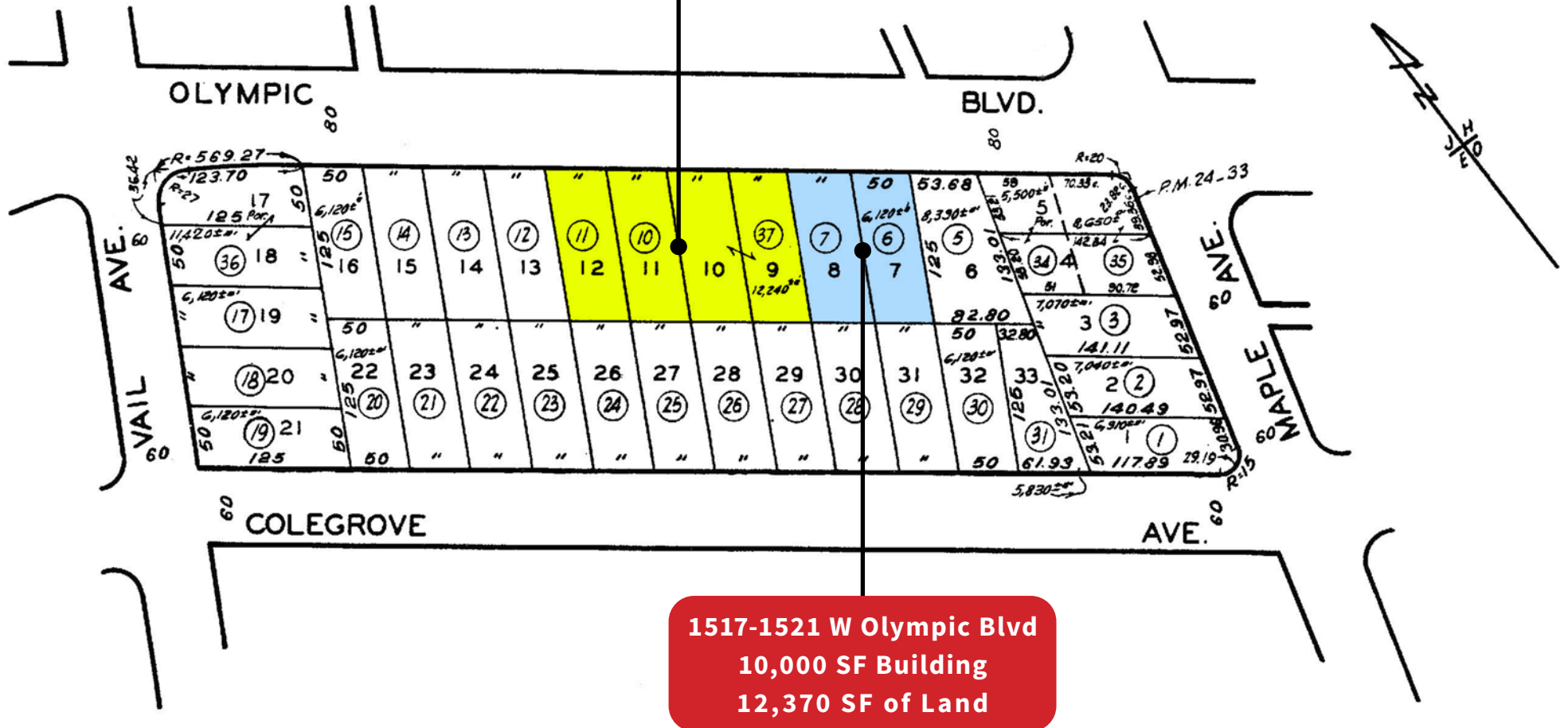


1517-1521 W OLYMPIC BLVD BUILDING LAYOUT



PLAT MAP

1529-1537 W Olympic Blvd
24,630 SF of Vacant Land



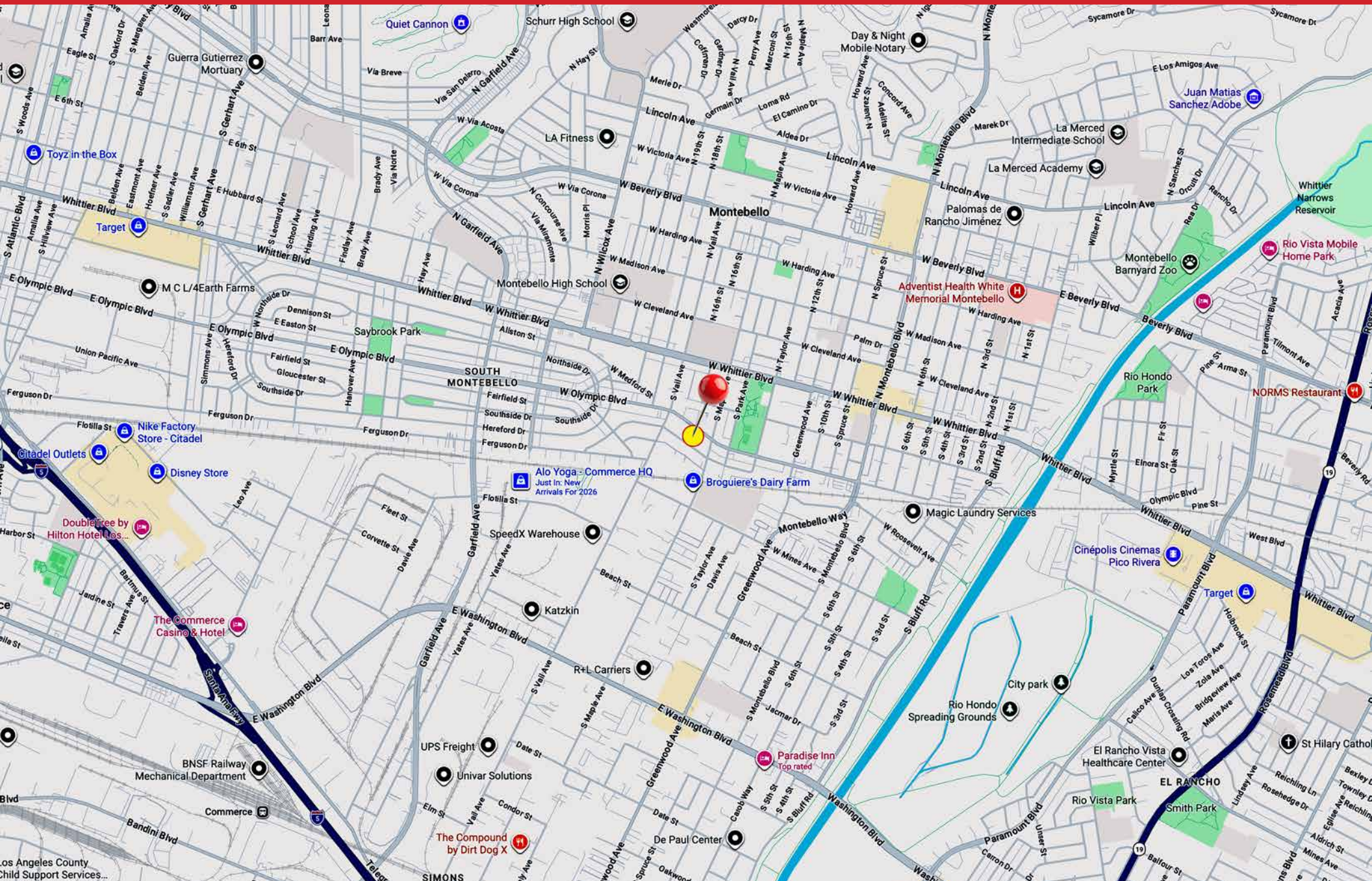
AERIAL PHOTO

1517-1521 W Olympic Blvd
10,000 SF Building
12,370 SF of Land



1529-1537 W Olympic Blvd
24,630 SF of Vacant Land

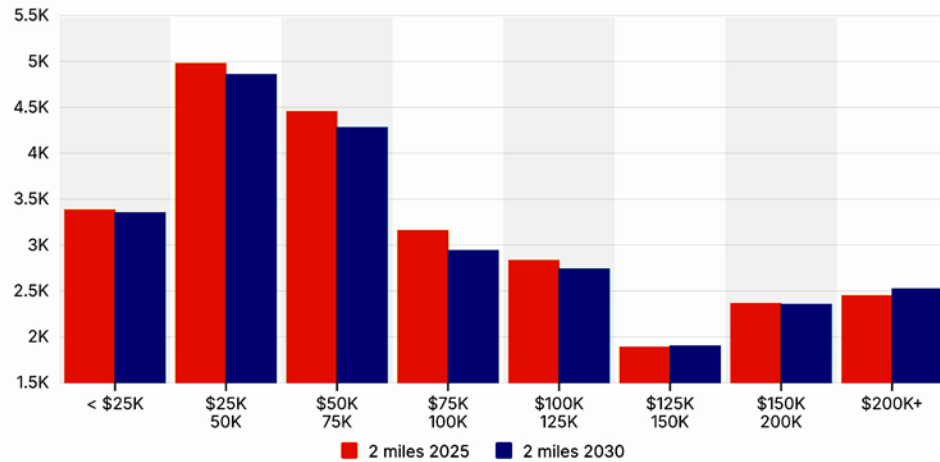
AREA MAP



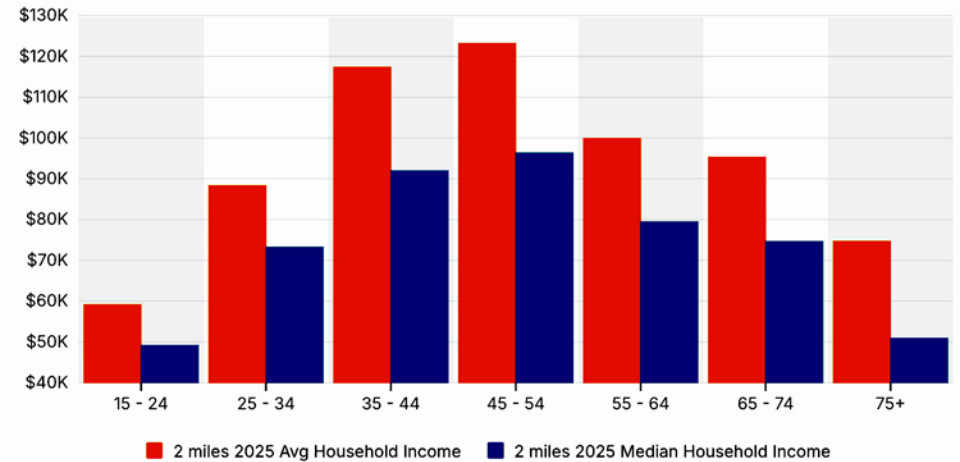
Jamie Kennedy | Ryan Kirschner | Anthony S Behar | Major Properties

AREA DEMOGRAPHICS

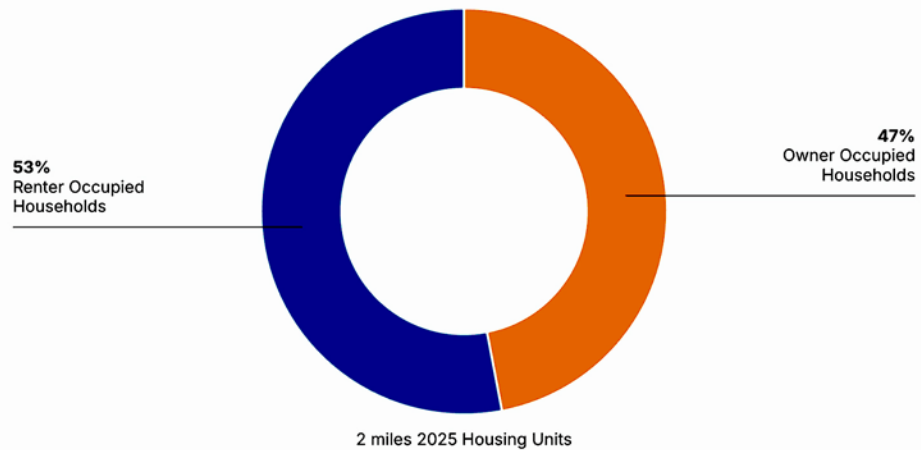
Households By Income



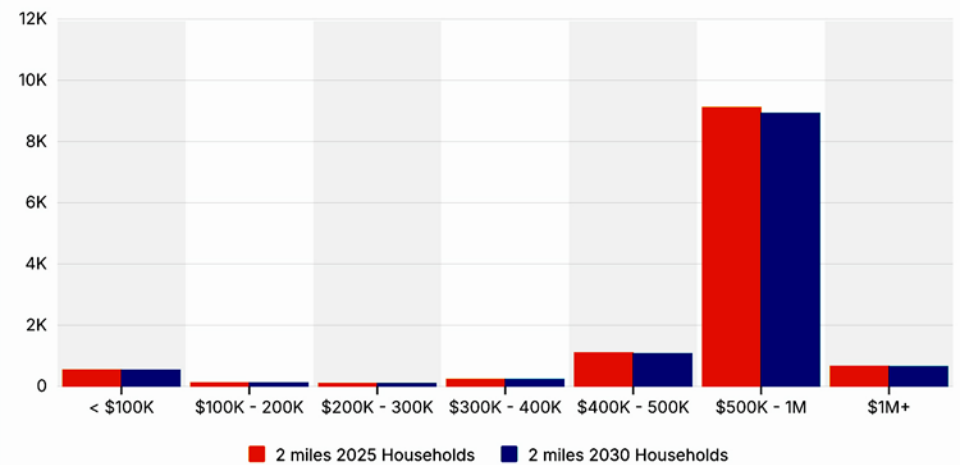
Household Income By Age



Housing Occupancy



Home Values



COMPARABLE BUILDING VALUES

	Address	City	ZIP Code	Land Use	Bldg SF	Land SF	Sale Date	Sale Price	Per SF Bldg
	8019 E Slauson Ave	Montebello	90640	Industrial	4,000	10,019	12/30/2025	\$1,175,000	\$293.75
	718-730 S Maple Ave	Montebello	90640	Industrial	33,235	87,341	12/24/2025	\$8,050,000	\$242.21
	1068 S Vail Ave	Montebello	90640	Industrial	9,240	65,340	10/31/2025	\$3,000,000	\$324.68
	1501 Beach St	Montebello	90640	Industrial	20,860	47,480	09/29/2025	\$5,250,000	\$251.68
	1125 Greenwood Ave	Montebello	90640	Industrial	8,970	43,560	05/15/2025	\$2,850,000	\$317.73
	825 S Maple Ave	Montebello	90640	Industrial	19,800	53,579	02/14/2025	\$4,900,000	\$247.47
Average Price Per Sq.Ft. Building Value:									\$279.59

COMPARABLE LAND VALUES

	Address	City	ZIP Code	Land Use	Bldg SF	Land SF	Sale Date	Sale Price	Per SF Land
	860 Truck Way	Montebello	90640	Land	None	22,216	01/29/2026	\$2,220,000	\$99.93
	716 Washington Blvd	Montebello	90640	Land	None	38,467	12/31/2024	\$2,700,000	\$70.19
	111 W Beverly Blvd	Montebello	90640	Land	None	66,211	12/04/2023	\$4,250,000	\$64.19
Average Price Per Sq.Ft. Land Value:									\$78.10

FOR SALE

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INDUSTRIAL PROPERTY WITH PARKING

±10,000 SF Building on ±37,000 SF of Land

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