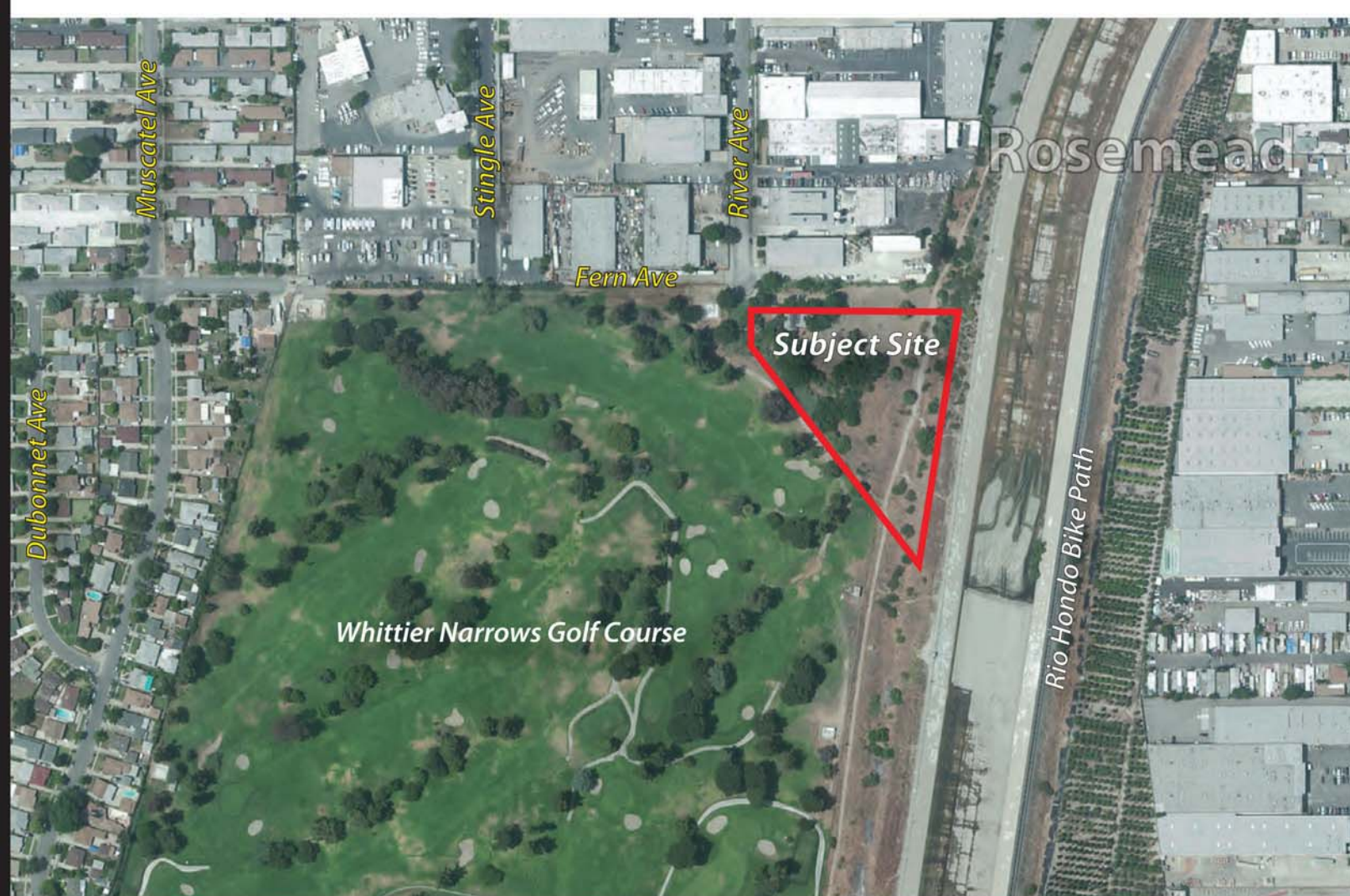


The Last Great Industrial Parcel Available!

- Exceptional opportunity, ideal for industrial uses located in the heart of Rosemead
- Expansive views of Whittier Narrows Golf Course, ideal for spectacular corporate and executives offices
- The Port of Long Beach conveniently located 22 miles northeast and minutes from Monterey Park, San Gabriel, El Monte, and South El Monte
- Easy access to Rosemead Blvd (Hwy 19), I-10 and 60 Freeways
- Nearby is the famous Rio Hondo Bike Path

\$3,495,000



BRAND
REALTY, INC.

Ronna Mee Brand
Tel: 310-273-0331
Fax: 323-650-5709

Email: ronna@brandrealty.com

NOTE: Sellers are licensed Real Estate Brokers DRE License: 00761640



- Address: 2562 River Ave, Rosemead, Ca 91770 Including adjacent Lot 14
- APN Numbers: 5282-029-001 and 5282-029-002
- Land Area: ± 3.00 Acres
- Easement: ± 9,626.4 (surface rights for parking & egress & ingress)
- Zoning: M-1 (Light Manufacturing and Industrial Zoning)
- Existing Facilities: ± 3,964 SF (Residential)
- Adjacent Businesses: Whittier Narrows Golf Course immediately adjacent to the southeast corner of the property.