

3817 Arden Drive El Monte, CA 91731

Specific Information & Equipment List

- Property Description:
Two story office building totaling approximately 884 square feet; truck service shop (20 foot high ceiling) of approximately 700 square feet; and tool/storage/parts inventory building of approximately 564 square feet.
- Approved Phase One Report
- HVAC wall unit
- 2 Restrooms: office & shop
- 200 psi compressor / 80 gallon
- Gated storage area
- 2-ton electric hoist
- Underground diesel tank with leak detection system
- 3 Roll-up doors:
 - 13' roll-up door
 - 6'6" roll-up door
 - 10' roll-up door
- 2 electric meters:
 - single phase, 120 / 240 volt, 3 wires
 - 3 phase, 480 volt, 3 wires

**Floorplan not to scale. All measurements are approximate.*

