

# 2101 FLOTILLA

MONTEBELLO, CA

326,517 SF FOR LEASE

NEWMARK

// DWS

[www.2101flotilla.com](http://www.2101flotilla.com)

# 2101 FLOTILLA STREET

## MONTEBELLO, CA

### Location



Ideal Central LA Location



Rare Infill Los Angeles Class A "Big Box" Building (Built In 2002)



Excellent Access to Major Freeways and Less Than 2 Miles from (5) Freeway On/Off Ramps



Immediately Adjacent to Montebello/Commerce Metrolink Station



2 Street Access via Yates Avenue and Vail Avenue

### Features



14,848 SF Offices (2 Pods)  
West Pod: 12,544 SF - Brand New  
East Pod: 2,304 SF



66 Dock High Positions  
2 Ground Level Ramps



30' Clearance



ESFR Sprinklers



Large Fenced & Secured Yard with Wrought Iron Gates



60' Staging Bay  
50' x 52' Column Spacing



100% Concrete Truck Court with  $\pm 167'$  Turning Radius



Excess Trailer Storage ( $\pm 70$  Stalls)

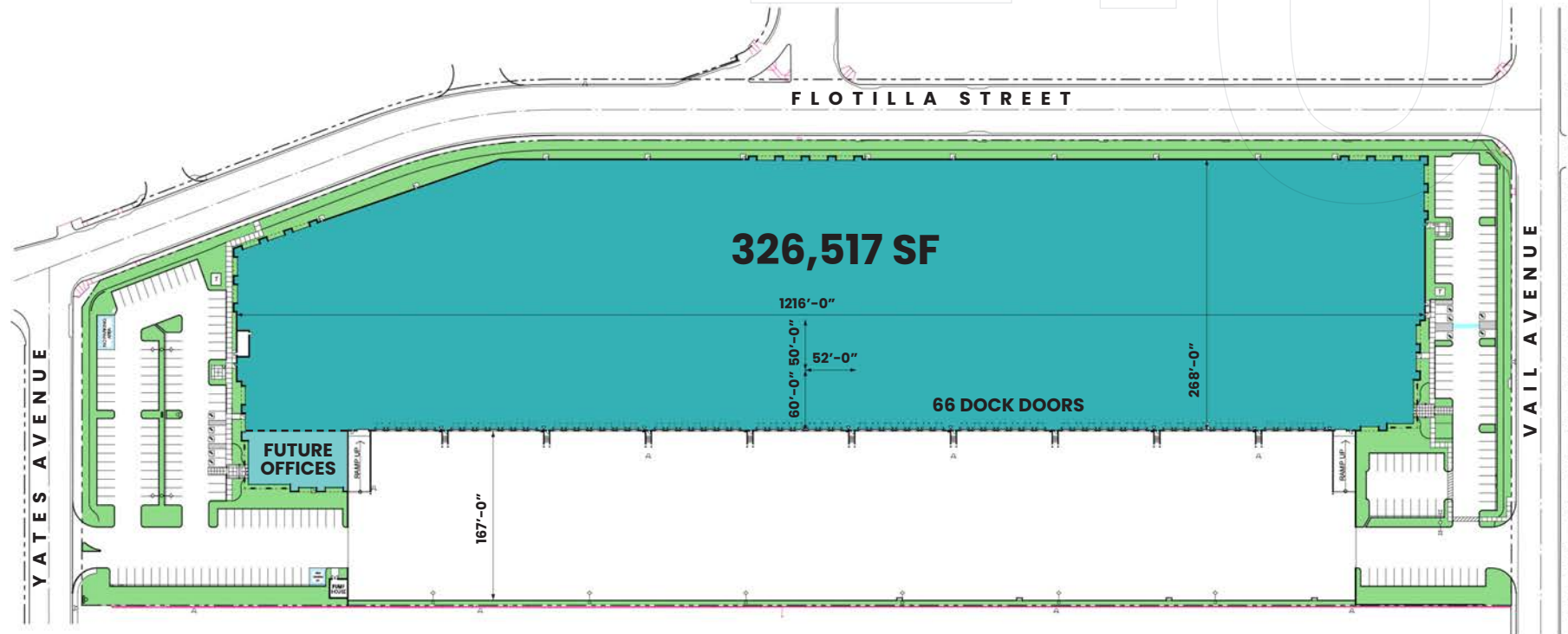


3600 AMPS (2 Panels)  
East Panel: 1600 AMPS  
West Panel: 2000 AMPS



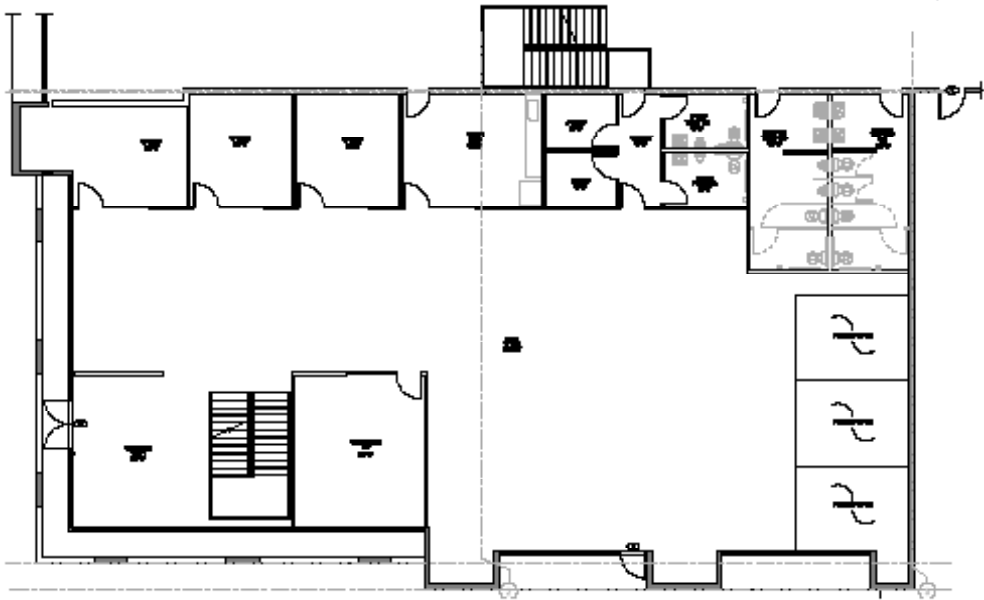
213 Auto Parking Spaces (More Possible)

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OFFICE - GROUND LEVEL: 6,272 SF

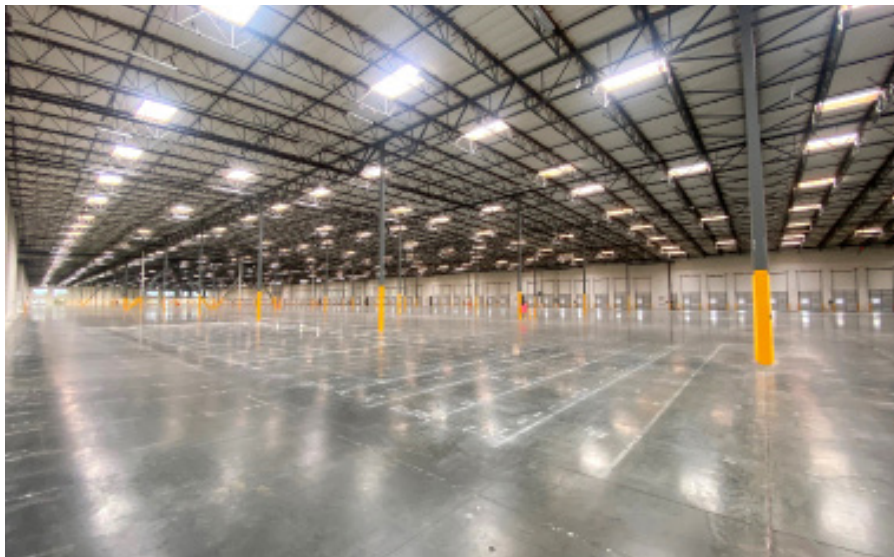
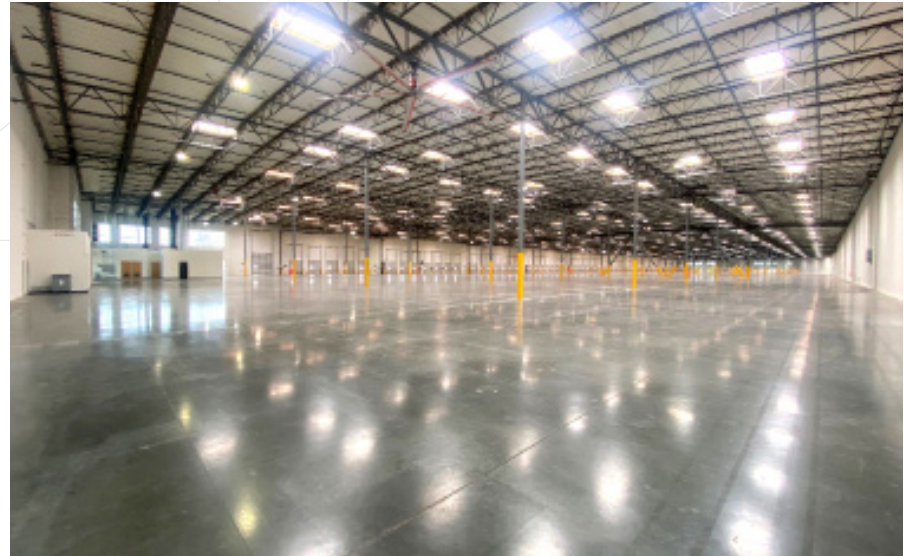


OFFICE - MEZZANINE LEVEL: 6,272 SF

TOTAL OFFICE: 12,544 SF

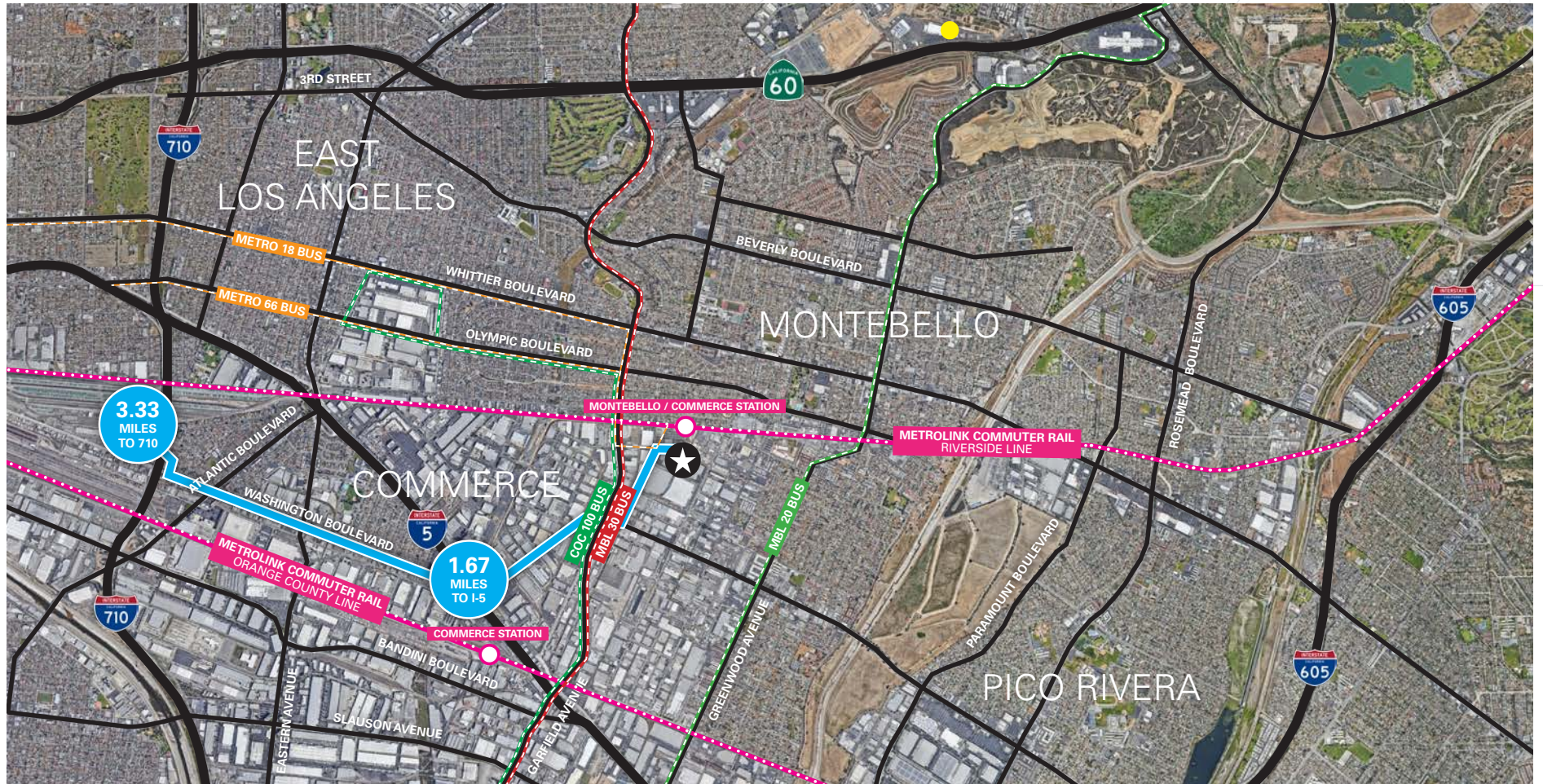
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## Distance from Subject Property

	5 FREEWAY	1.5 MILES
	HIGHWAY 60	3 MILES
	710 FREEWAY	3.5 MILES
	605 FREEWAY	6 MILES
	10 FREEWAY	7.9 MILES
	DOWNTOWN LOS ANGELES	9.7 MILES
	PORT OF LONG BEACH	22 MILES
	LOS ANGELES INT'L AIRPORT	22 MILES
	PORT OF LOS ANGELES	23 MILES
	ONTARIO INT'L AIRPORT	35 MILES



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