

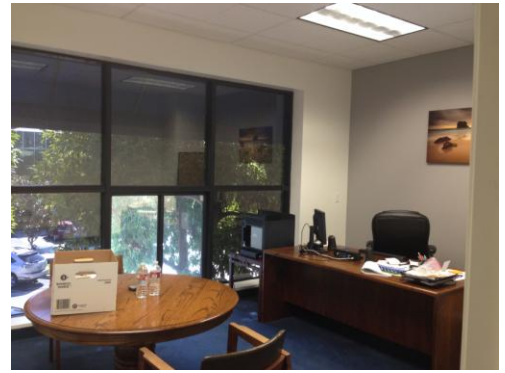
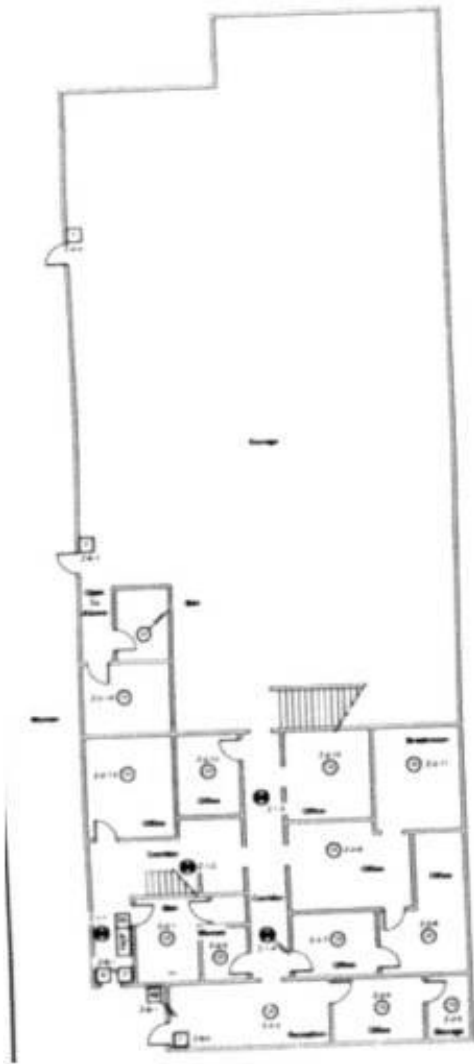


9,844 SF Free Standing Industrial/Flex Property

125 West Maple Avenue Monrovia, CA 91016

For Sale: \$2,100,000 For Lease: \$0.85 PSF NNN

- Approximately 3,150 SF of two story office build-out with large conference room, six private offices, four restrooms, kitchen/break room and storage area.
- Approximate 6,694 SF warehouse/flex area with 18 foot minimum clear height, two ground level doors 10'x12', insulated, skylights & 400 AMP power.
- Large parking lot, possible to fence, with alley access. Additional street parking available.
- Newer construction (1989), well maintained, MOM zoning.
- Walking distance to Old Town Restaurants, shopping, banks and one block north of Huntington Drive. A few blocks to restaurant row.
- Excellent space for light manufacturing, R&D, Tech Companies, Import/Export, assembly, pharmaceutical, etc.



Population Estimates			
	1 Mile	3 Miles	5 Miles
Population (2013)	26,249	103,255	308,400
Average HH Income	\$80,253	\$88,948	\$83,223
Daytime Population	29,109	118,982	297,470

All information deemed reliable but not guaranteed. Buyer to verify square footage and other information.



Top Commercial Realty

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