

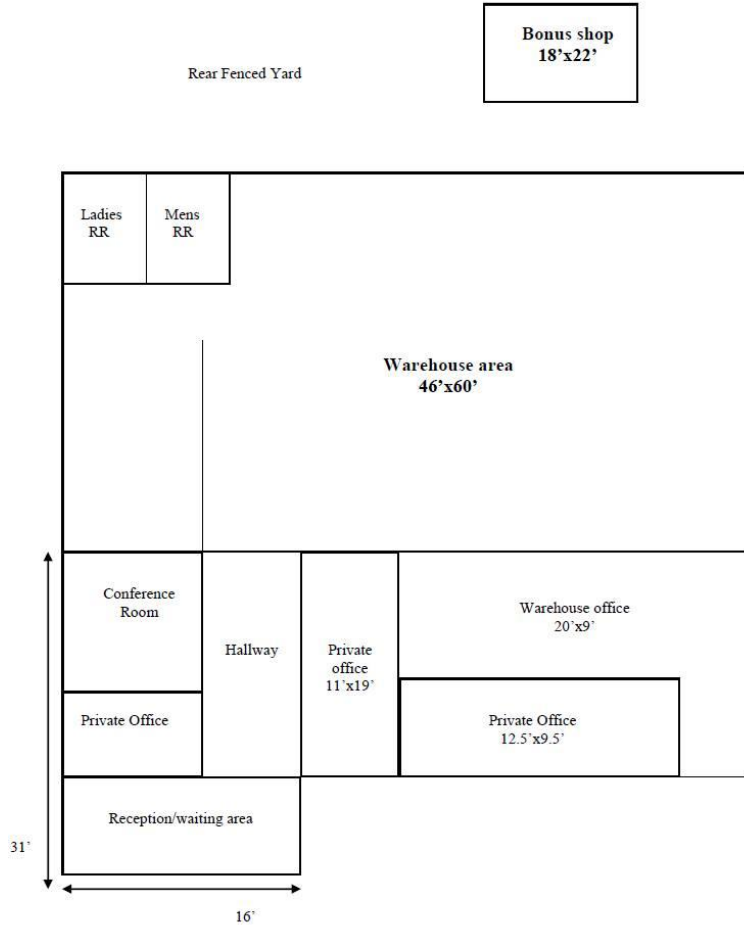


4,160 SF Free Standing Industrial/Flex Property

227 West Maple Avenue Monrovia, CA 91016
For Sale: \$995,000

- Approximately 1,100 SF of office build-out with front waiting and reception area, large conference room and 3 private offices.
- Warehouse/flex area has foil-insulated ceilings with skylights, plumbing and electrical distributed throughout, one ground level door 10'x8', skylights & 400 AMP 240/277 Volt 3-Phase power. Manufacturing zoning. Check use with City of Monrovia.
- Rear fenced yard with alley access. Additional street parking available.
- Approximate 400 SF rear shop behind building with power.
- 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.

227 W Maple Ave Monrovia



Floor plan not to scale. Buyer to verify measurements and permitted square footage.



Population Estimates

	1 Mile	3 Miles	5 Miles
Population (2015)	27,284	104,145	288,621
Average HH Income	\$90,387	\$98,094	\$90,119
Daytime Population	30,177	121,323	277,988

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



Top Commercial Realty

Linda Vidov-Elkaim, CA Broker Lic#1715788

100 W Lemon Ave Suite 101 • Monrovia, CA 91016

o: 626.358.8287/c: 626.399.3715 • Linda@TopComRealty.com • www.TopComRealty.com