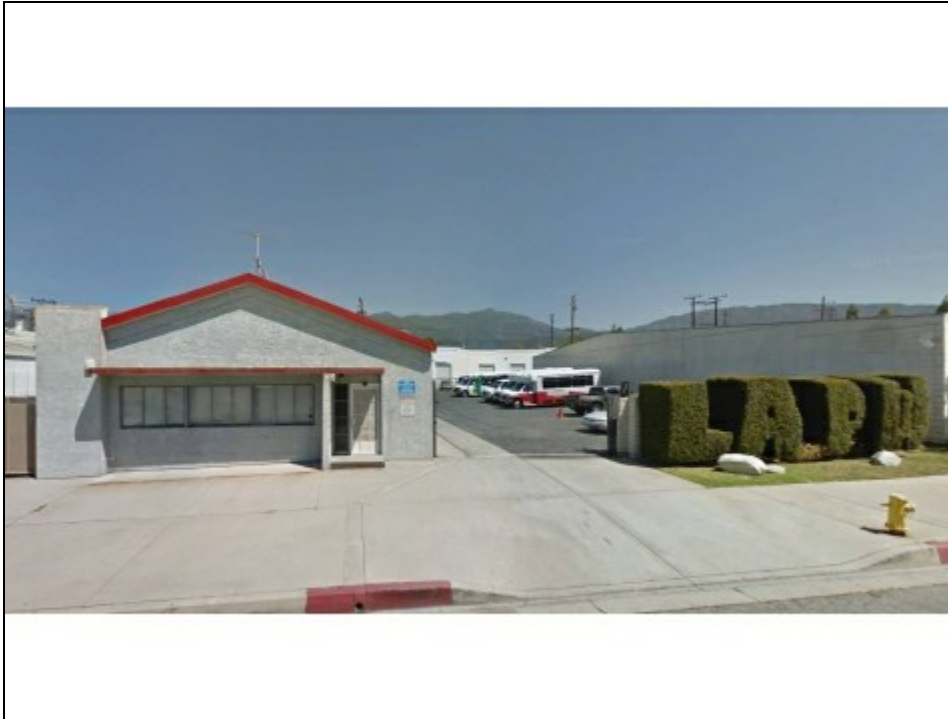


## Properties for Lease

1 235 W Maple Ave, Monrovia, CA 91016



### Property Details

Total Space Available	5,500 SF
Rental Rate Mo	\$0.95 /SF/Mo
Min. Divisible	5,500 SF
Max. Contiguous	5,500 SF
Property Type	Industrial
Property Sub-type	Warehouse
Additional Sub-types	Flex Space Manufacturing Distribution Warehouse
Building Size	5,500 SF
Year Built	1952
Lot Size	16,000 SF
Zoning Description	M
Features	Electricity/Power - 400 AMP
Status	Active

### Property Notes

### Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	5,500 SF	\$0.95 /SF/Mo	5,500 SF	5,500 SF	Modified Gross	8/1/2017		

### Property Description

This property has an approx 5,500 SF building situated on 16,000 SF of land. The front office area has approx 1,200 SF with a large reception/bull pen area, large private office, kitchen and restroom. The warehouse has an open floor plan with bonus mezzanine for storage. There is also a covered workshop area in the back of the building. There are four grade level doors- three on the side and one in the rear approx 10'x10'. This property is located in the Manufacturing zone. Check with city for use.

### Location Description

Located one block north of Huntington Drive. Two blocks to Myrtle Avenue. Minutes to 210 and 605 freeways. Excellent location in North Monrovia industrial area. Walking distance to Old Town.