



Industrial Building with Large Lot

1703-1711 S. California Avenue Monrovia, CA 91016

For Sale: \$5,675,000.00

- Approximate 34K SF industrial building situated on 75,942 SF of land. Bonus storage buildings and mezzanine not included in the square footage.
- Tenant in place through January 31, 2021 with no options to renew.
- Ample power: 1,200 AMP 120/240 Volt 3 Phase & 1,000 AMP 120/240 Volt 3 Phase in main warehouse 200 AMP 230 Volt in molding room & 400 AMP 240/480 Volt in Rear Warehouse. Buyer to verify.
- 4 Dock-high doors in front of building, 4 grade-level doors, fire sprinklers, Clear height ranges from 11' to maximum 18' & rear building 14' ceilings.
- Clean room currently built-out in warehouse area owned by tenant.
- Rare large fenced yard area with almost 2 acres multiple points of ingress and egress. Ideal for contractors to store equipment and trucks on site.
- Direct access to the 210 and 605 freeways via Evergreen and Mountain.

**Includes APN's: 8513-011-039, 8513-011-040,
8513-010-065, 8513-010-066, 8513-010-067 and
8513-010-068**



Population Estimates			
	1 Mile	3 Miles	5 Miles
Population (2019)	24,671	120,308	369,606
Median HH Income	\$70,991	\$77,572	\$69,686
Daytime Population	15,743	57,602	139,501

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



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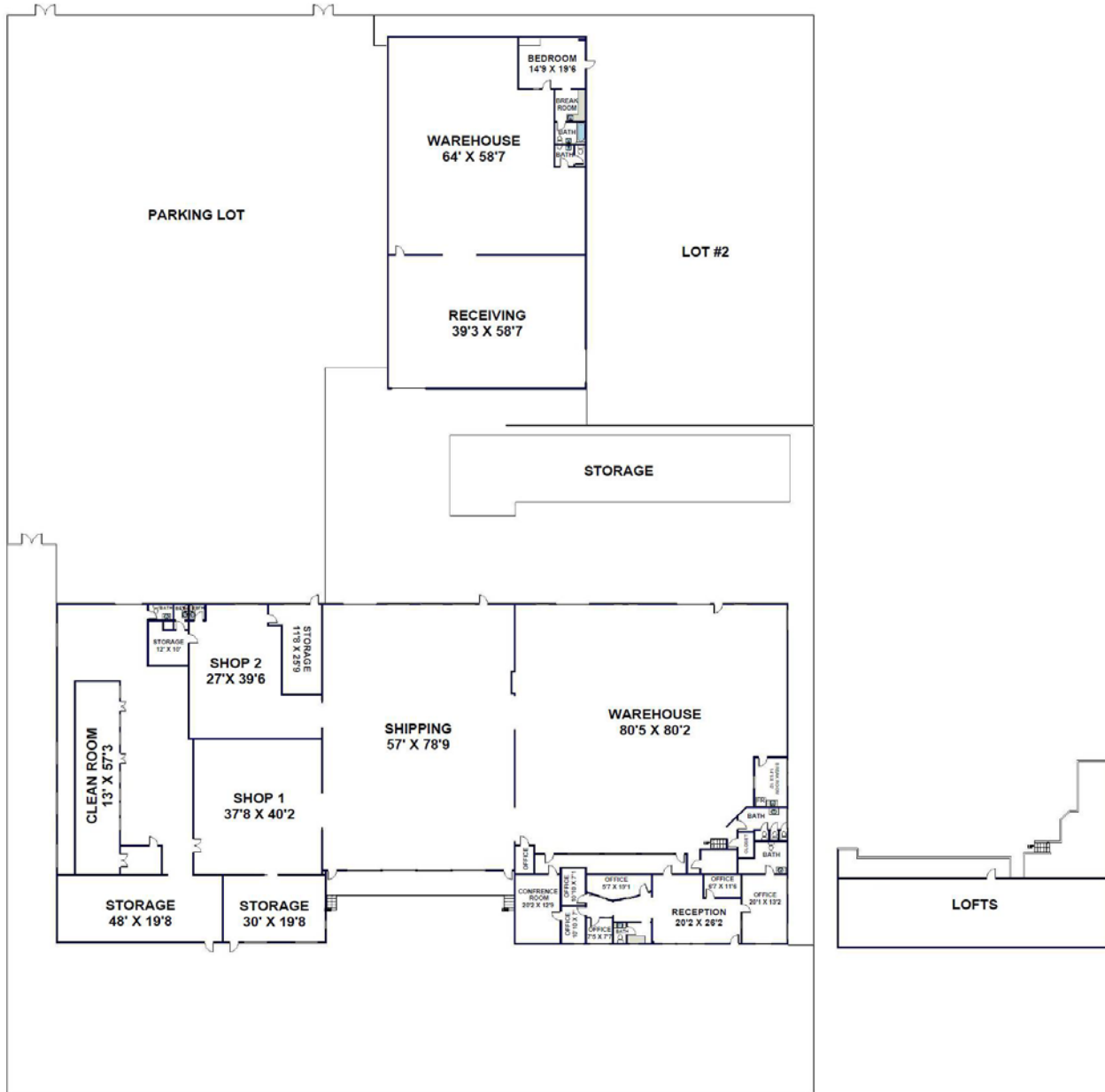
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1711 SOUTH CALIFORNIA AVENUE, MONROVIA

POMONA AVENUE



RAILROAD AVENUE

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