

1321 S Shamrock Ave
MONROVIA, CA 91016



Rare Industrial Space Available For Lease

Secure Gated Parking | Functional Layout

DAN BACANI

Founding Principal

626.240.2781

dbacani@lee-associates.com

LICENSE ID 01385413

TREVOR GLEASON

Senior Associate

626.240.2774

tgleason@lee-associates.com

LICENSE ID 02075121



COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY SUMMARY & HIGHLIGHTS

1321 S Shamrock Ave.
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Asking Rate: \$1.65 MG

Terms: Negotiable

Suite Size: ±10,444 SF

Total Building SF: ±15,844 SF

Lot SF: ±27,847 SF

Year Built: 1957

Zoning: M (Manufacturing)

Parking Ratio: 1.44/1,000



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PROPERTY HIGHLIGHTS

- Large Open Warehouse Area With Exposed Ceiling
- Appx. 14' Clear Height
- Shared Gated Parking Lot (15 spaces allocated to suite)
- Ample Power
- ±35 Tons of Installed HVAC Capacity, Well Maintained
- Street frontage identity
- Reception / front entry
- Private offices + bullpen area
- Kitchenette / cabinetry
- Private restrooms
- Concrete block construction
- Excellent lighting throughout



EXTERIOR PHOTOS

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INTERIOR PHOTOS

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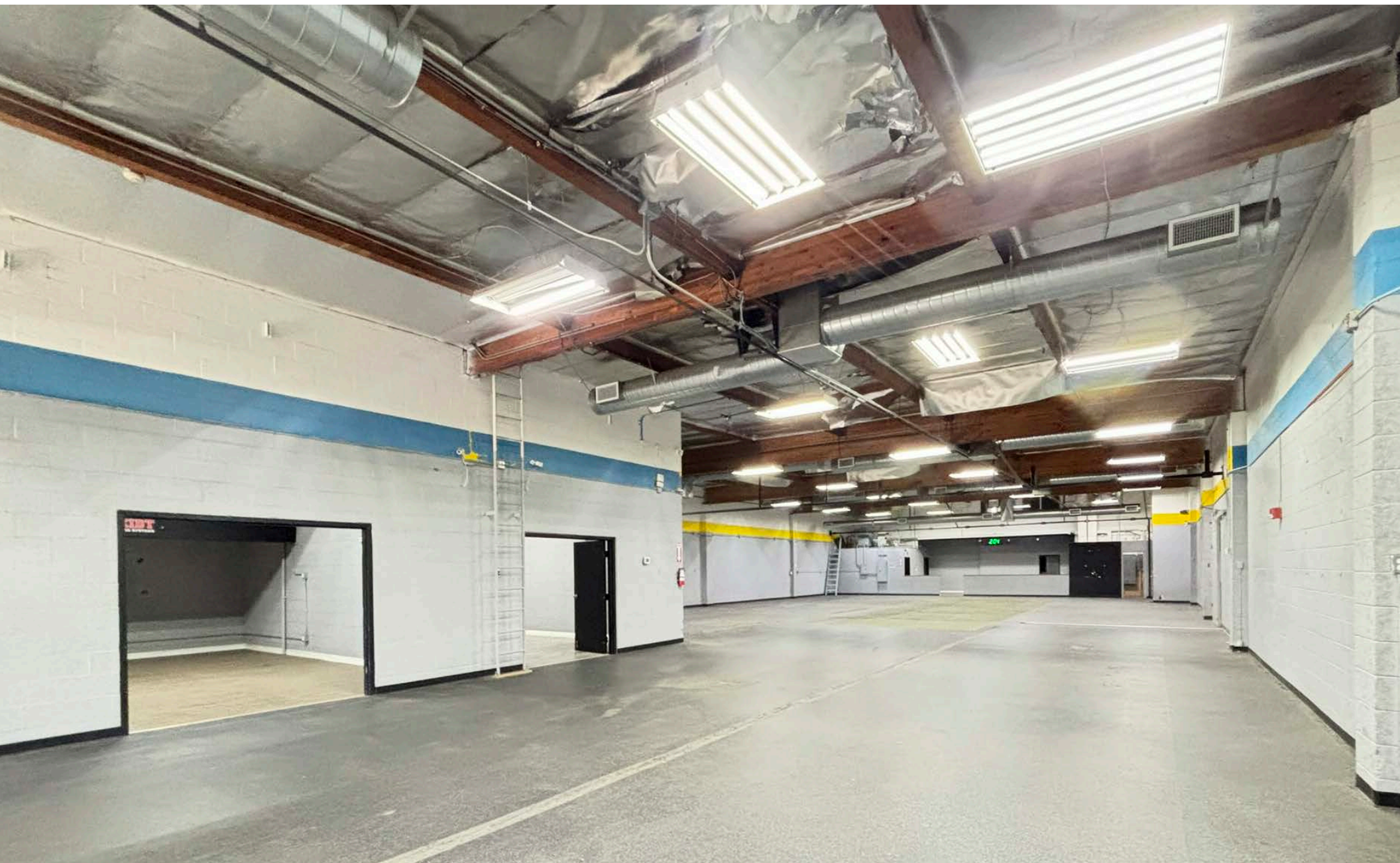


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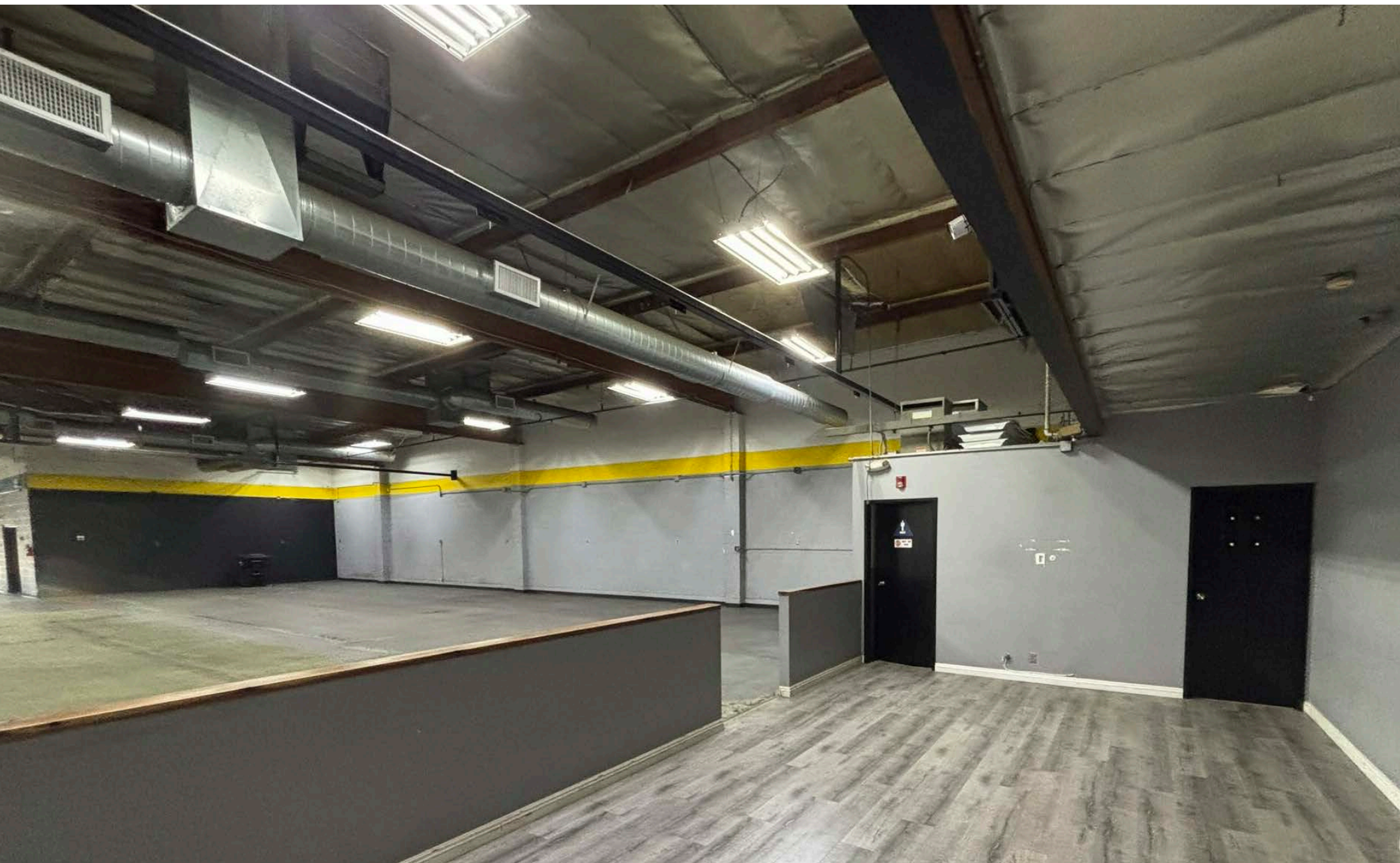


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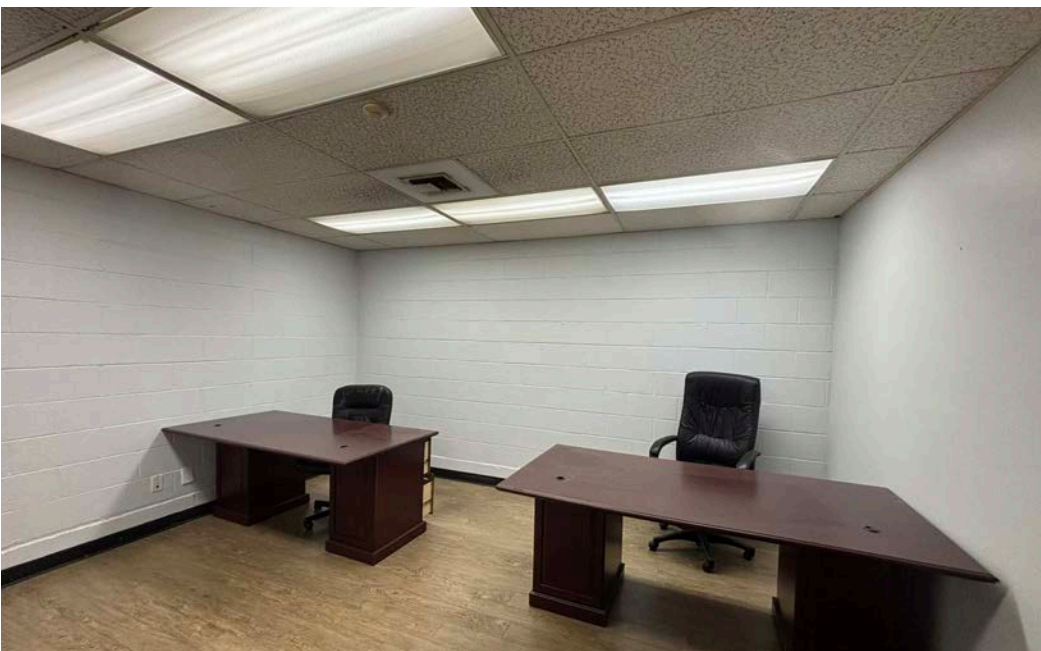


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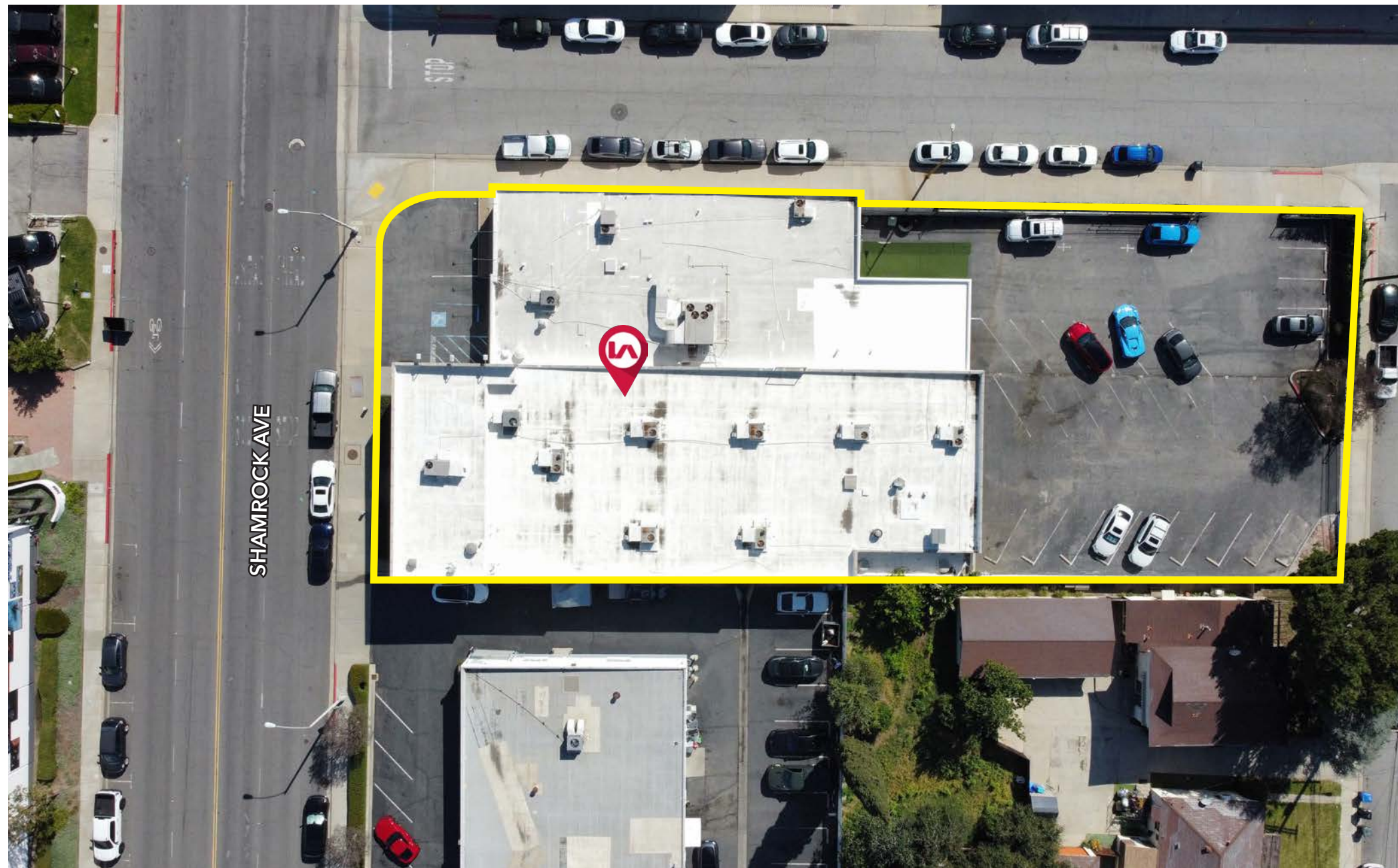


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AERIAL OVERVIEW

1321 S Shamrock Ave.
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SHAMROCK AVE

5

STOP

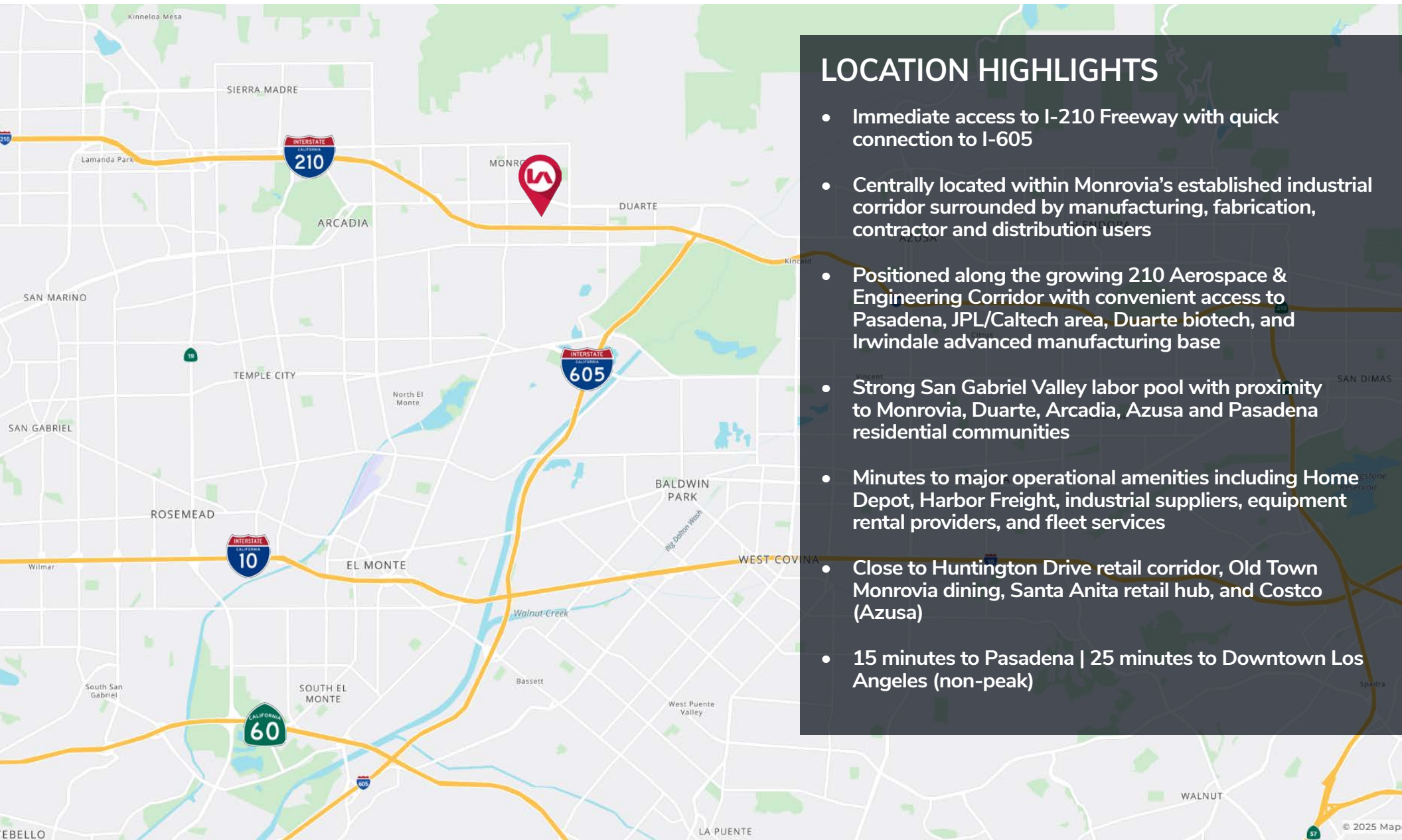


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LOCATION HIGHLIGHTS

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LOCATION HIGHLIGHTS

- Immediate access to I-210 Freeway with quick connection to I-605
- Centrally located within Monrovia's established industrial corridor surrounded by manufacturing, fabrication, contractor and distribution users
- Positioned along the growing 210 Aerospace & Engineering Corridor with convenient access to Pasadena, JPL/Caltech area, Duarte biotech, and Irwindale advanced manufacturing base
- Strong San Gabriel Valley labor pool with proximity to Monrovia, Duarte, Arcadia, Azusa and Pasadena residential communities
- Minutes to major operational amenities including Home Depot, Harbor Freight, industrial suppliers, equipment rental providers, and fleet services
- Close to Huntington Drive retail corridor, Old Town Monrovia dining, Santa Anita retail hub, and Costco (Azusa)
- 15 minutes to Pasadena | 25 minutes to Downtown Los Angeles (non-peak)



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AMENITIES MAP

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.