

Industrial Property In Prime Monrovia Location

2000 S Myrtle Ave, Monrovia, CA 91016

FOR LEASE



Offering Summary

Lease Rate	\$1.55 SF/month
Lease Type	Industrial Gross
GSF	7,440 SF
Lot Size	12,591 SF
Parking Spaces / Ratio	1.75 / 1,000 SF
Year Built	1960
Zoning	M
Power	400AMP, 240V, 3-Phase

Property Overview

Standalone Industrial Corner Property on Myrtle Ave, just south of the 210 Freeway. This Property is suitable for numerous uses such as showroom, light manufacturing facility, machine shop, R&D, flex space, or a combination of such uses. The rear portion of the property offers a drive-in bay with 10' clearance leading into a workshop with just over 11' ceiling clearance. The remainder of the property is built out as flex/office space and a showroom w/ recessed lighting. Two ADA restrooms, HVAC throughout, and a gated parking lot offering 13 parking spaces.

Property Highlights

- Gated Parking lot with 13 spaces
- 10' Drive-in Bay
- Frontage on Myrtle Ave w/ 26,000 VPD
- Easy Access to the 210 Freeway

Shant Dimijian

Associate // CaldRE #01988179
626 264 4444
shant@bhhsgolden.com

**Berkshire Hathaway HomeServices
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482 N. Rosemead Blvd. #101
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626.797.7622
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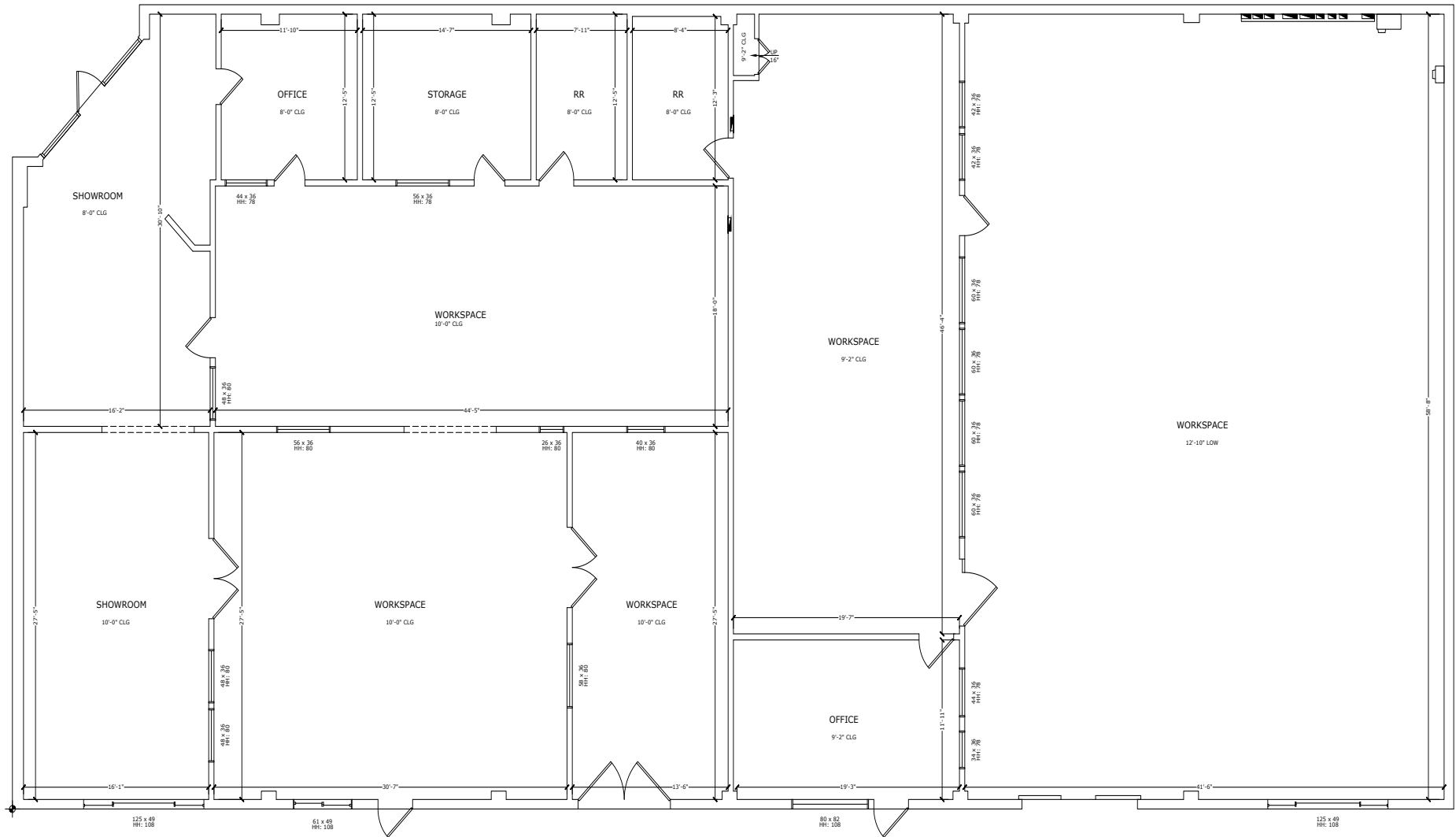
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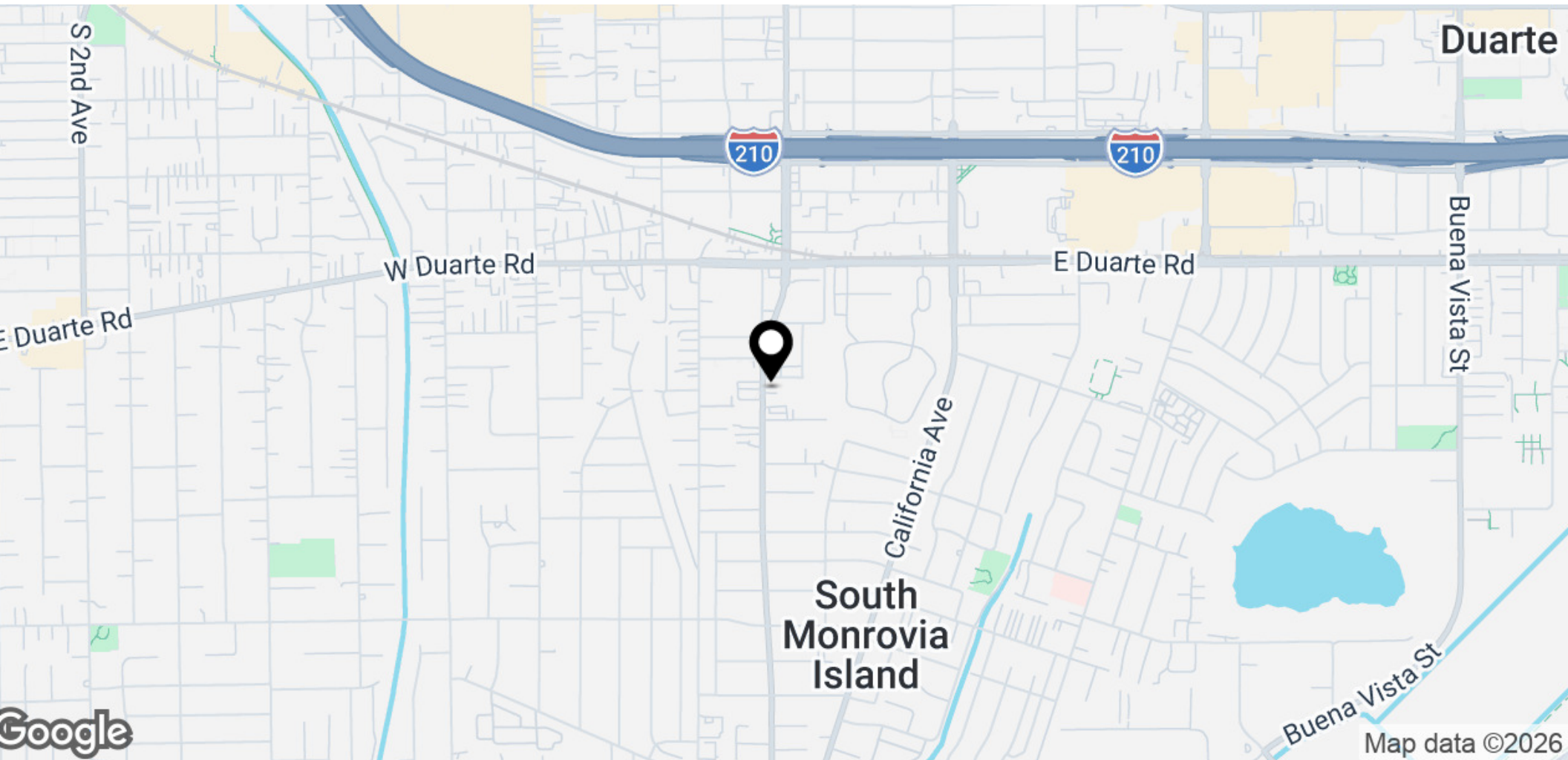
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