



For Sublease

6,000 SF Industrial Sublease

1760 Monrovia Avenue, Suite C1, Costa Mesa, CA 92627

AVAILABLE

6,000 SF

ASKING RENT · IG

\$21.00/SF/YR

CLEAR HEIGHT

14'6"

SUBLEASE TERM

Thru Mar 2028

PROPERTY DESCRIPTION

Suite C1 is a 6,000 SF end unit at Monrovia Industrial, a 36,287 SF multi-tenant park on 4.80 AC in Costa Mesa's Westside industrial district. The space pairs open, skylit warehouse with private offices, a conference room and a kitchenette. Grade-level drive-in access, ample surface parking and a location minutes from Newport Boulevard, Pacific Coast Highway and John Wayne Airport.

SKYLIGHTS

DRIVE-IN ACCESS

SIGNAGE

END UNIT

BUILDING SPECIFICATIONS

Year Built	1977
Building Size	36,287 SF on 4.80 AC
Drive-In Doors	8' W x 10' H, grade level
Power	100 Amps
Parking	6.89/1,000 SF · 250 surface spaces
Zoning	MG, Costa Mesa
Lease Type	Industrial Gross
Airport	John Wayne, 9 min



SUBLEASE CONTACT



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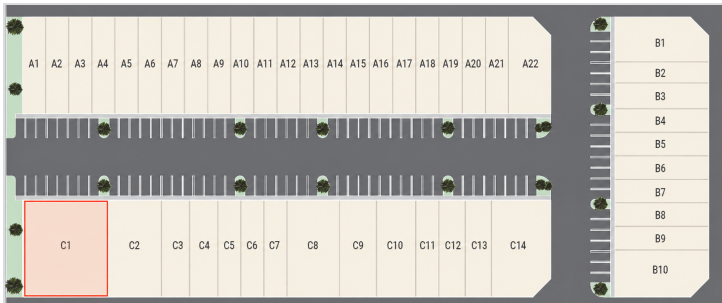
LOCATION

Westside Costa Mesa, between 17th and 18th Streets off Monrovia Avenue. Under two miles to Pacific Coast Highway and Newport Boulevard.



SITE PLAN

Suite C1 highlighted. Corner position on the C building with parking fields on both sides.



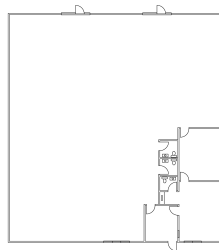
INTERIOR

Open warehouse with skylights and grade-level roll-up door; carpeted private offices and conference room with street-facing windows.



FLOOR PLAN · SUITE C1

6,000 SF. Not to scale; dimensions approximate.



Schedule a tour of Suite C1.

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Information sourced from CoStar and the sublessor; not independently verified by SRS. Square footage approximate. Sublease subject to master landlord consent.