

INDUSTRIAL WAREHOUSES AVAILABLE

SOUTH MOUNTAIN AVE., MONROVIA, CA



17,191 SF

1107 S. MOUNTAIN

17,700 SF

1017 S. MOUNTAIN

5,550 SF - 6,150 SF

1013./1009

11,700 SF

S. MOUNTAIN

ALL BUILDINGS COMBINED TOTAL 46,591 SF

4,800 SF - 17,700 SF



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*The information listed is from sources deemed to be reliable and are not guaranteed to be accurate.

1107 S. MOUNTAIN AVE.



17,191 SF

- **17,191 SF** Warehouse and Office Space
- **37,897 SF Lot** With Private Yard
- 828 SF Bonus Mezzanine
- Newly Painted Exterior
- Roof Replaced 2023 & 2024
- Close to I-210 and I-605
- 2 Total 12' Roll-Up Truck Doors
- 31 Parking Spaces
- 1,200 AMP/120-208/3P/3W*
- **Office/R&D/Light Manufacturing** Zoning (O/R&D/LM)



Scan For More Information!

1017 S. MOUNTAIN AVE.



17,700 SF

- **17,700 SF** Warehouse and Office Space
- **33,976 SF Lot** With Private Yard
- Bonus Mezzanine
- 2 Total 12' Truck Doors
- 35 Parking Spaces
- 1,200 AMP/240-480V/3P/4W*
- Nearby Tenants Include BMW of Monrovia, Sierra Chevrolet, & Other Auto Dealers/Uses
- **Manufacturing** Zoning (M)



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1009 & 1013 S. MOUNTAIN AVE.



4,800 SF – 11,700 SF

- 2 Warehouse Spaces: **5,550 SF** & **6,150 SF**; Combined Total: **11,700 SF**
- Approx. **24,000 SF Lot** With Private, Gated Yard
- 3 Total 12' Roll Up Doors
- 17 Parking Spaces
- 1,200 AMP/240-480V/3P/4W*
- Nearby Tenants Include BMW & Other Auto Uses
- **Manufacturing** Zoning (M)



Scan For More Information!