

INDUSTRIAL

490-498 E. Duarte Rd., Monrovia

FOR SALE OR LEASE



FOR LEASE

ALFREDO MEJIA, CCIM

Principal
(626) 841-0599
alfredo@cibare.com
01340251, California

KATELYN MEJIA

Associate
(626) 303-1818
katie@cibare.com
02069096, CA

FILIPPO FANARA

Broker-Principal
(626) 303-1818
filippo@cibare.com
01198019, CA



PROPERTY DESCRIPTION

This versatile industrial building offers a high warehouse-to-office ratio, a secure fenced yard, and convenient client and employee parking in the front lot. Three grade-level doors—two in the fenced yard and one in front—support efficient operations with separate shipping and receiving areas and dual driveway access. Strategically positioned just south of the 210 Freeway and Metro Station, the property provides excellent accessibility throughout the San Gabriel Valley.

CIBA REAL ESTATE #1198019



SUMMARY

Sale Price: \$2,750,000

Lease Rate: \$1.75 MG

Lease Term: 3-5 Years

Building SF: 6,100

Lot Size: 24,976 SF

Grade Doors: 3

Clear Height: 18'

Power: TBD

Yard: Yes, Fenced

Column Space: Clear Span

Occupancy: Single

Year Built: 1983

Zoning: Business
Enterprise