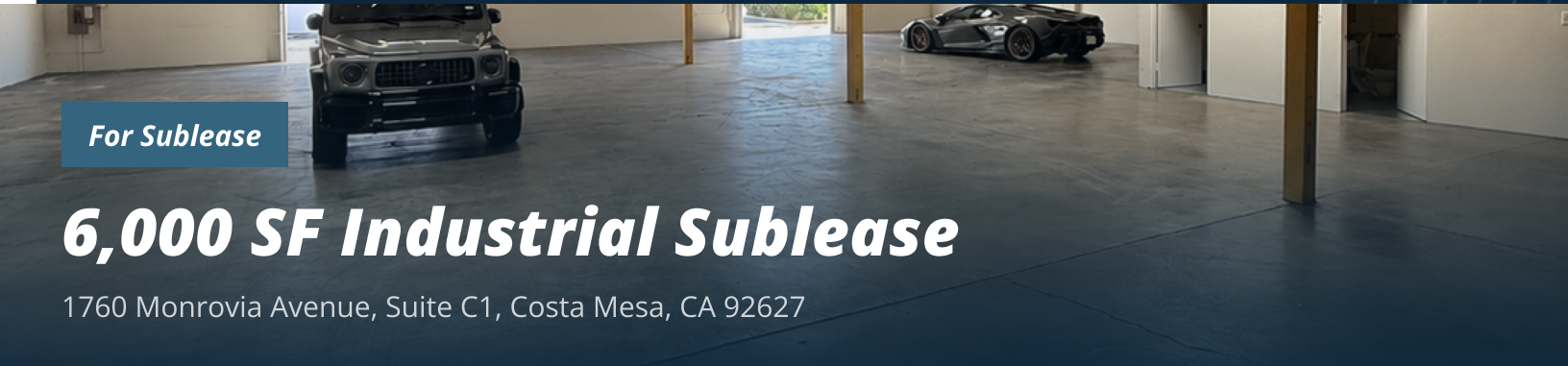




For Sublease

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	14 spaces
Zoning	MG, Costa Mesa
Lease Type	Industrial Gross
Airport	John Wayne, 9 min



SUBLEASE CONTACT



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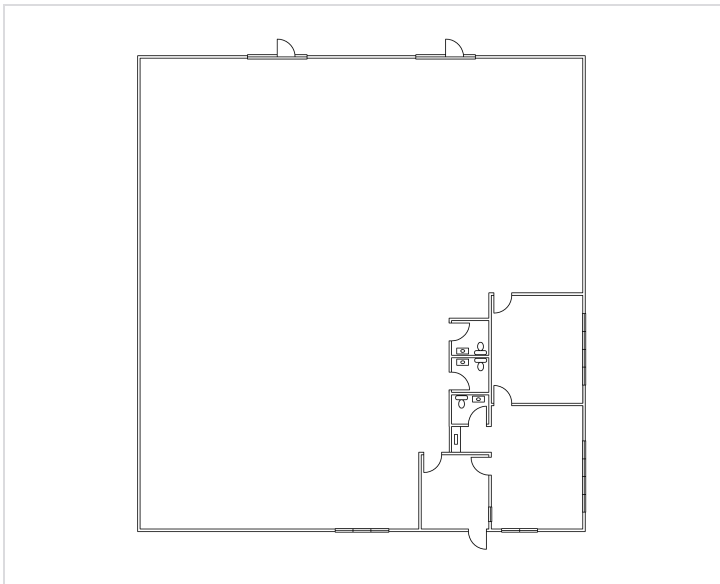
LOCATION

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



FLOOR PLAN · SUITE C1

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



SITE PLAN

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



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.