



9,844 SF Free Standing Industrial/Flex Property

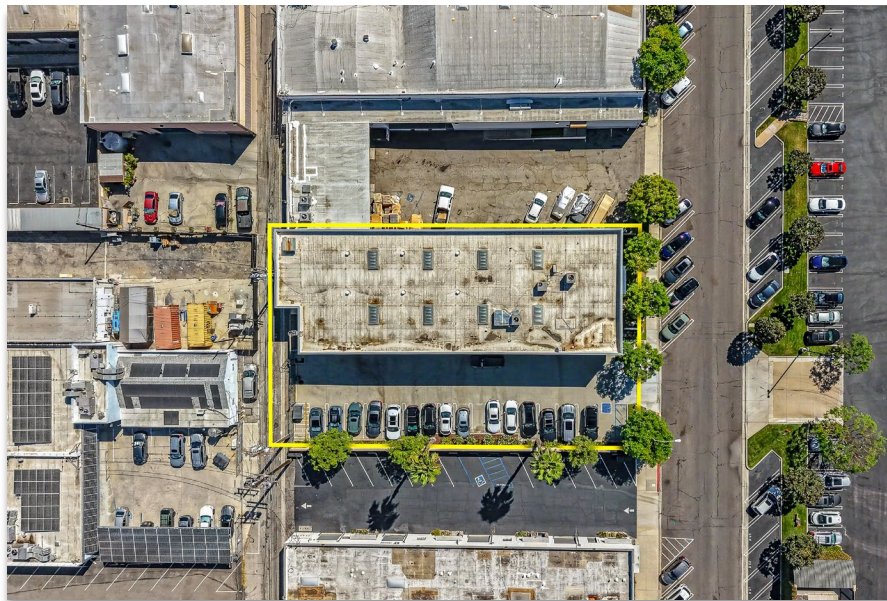
125 West Maple Avenue Monrovia, CA 91016
For Sale: \$3,700,000

- Approximately 6K SF of two-story office build-out with reception, large conference room, Twelve spacious private offices, four restrooms, kitchen/break room, storage space and three open work areas.
- Warehouse/flex area has 20-foot minimum clear height, two ground level doors 14'x16', insulated, skylights & 600 AMP power 3 Phase.
- Large parking lot with 17 on-site parking spaces, possible to fence, with alley access. Additional street parking is available.
- Newer construction (1989), renovated in 2015, well maintained, - Manufacturing zoning allows contractors, light manufacturing, R&D, etc.
- Walking distance to Old Town Restaurants, shopping, banks and one block north of Huntington Drive. A few blocks to restaurant row.
- Glass office doors, upgraded finishes throughout, skylights and LED lighting.



Property Description

Total Building Square Footage:	Approx 9,844 Square Feet
Lot Size:	Approx 16K Square Feet
APN:	8508-006-076
Year Built:	1989
Year Renovated:	2015
Zoning:	M- Manufacturing
Power:	600 AMP, 240 Volt, 3 Phase
Clear Height:	20 Feet
Parking Spaces:	17 Spaces

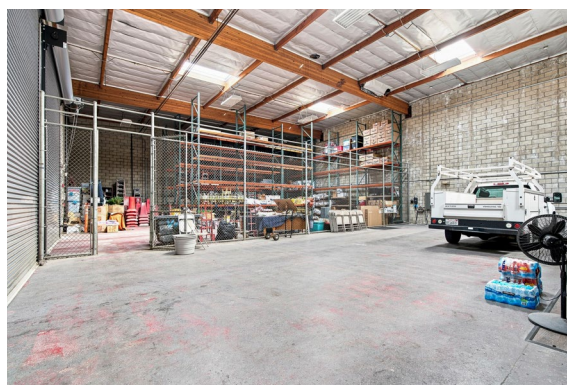
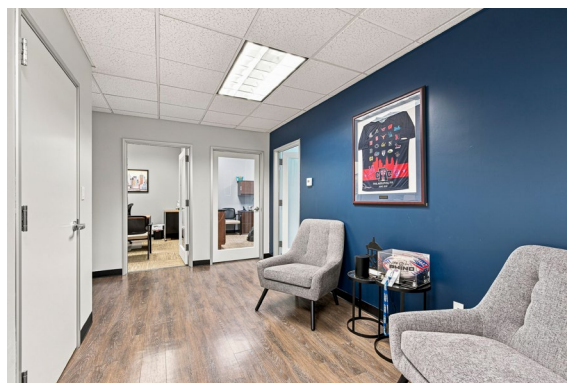
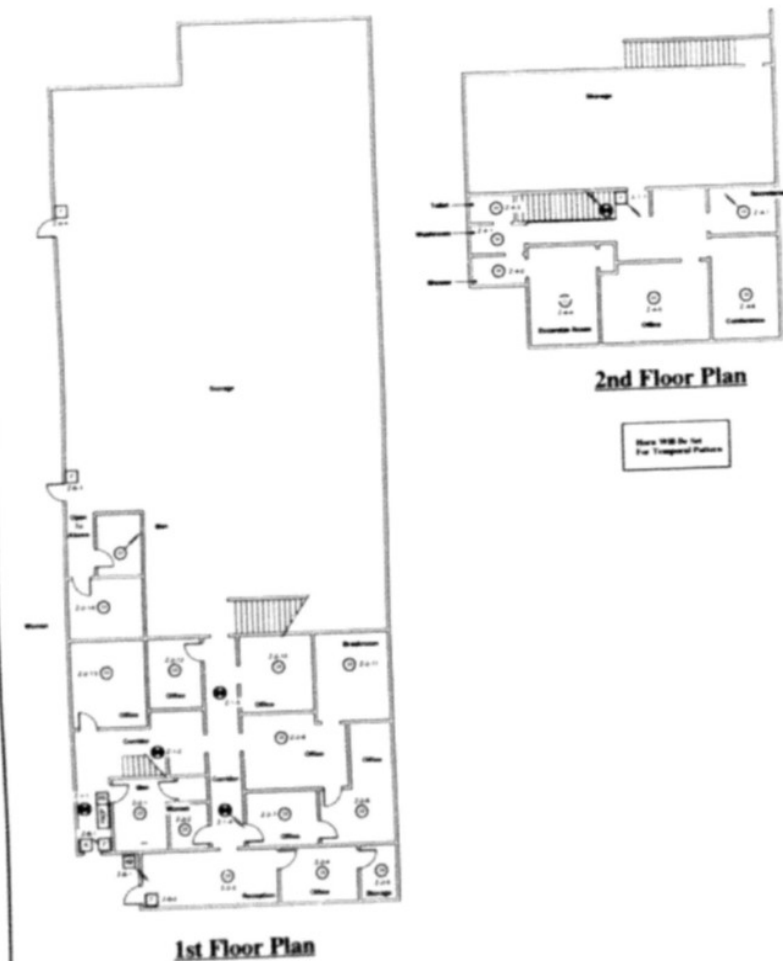


Top Commercial Realty

Linda Vidov, CA Broker Lic#1715788

118 W Lime Ave Suite 128 • Monrovia, CA 91016

o: 626.358.8287/c: 626.399.3715 • Linda@TopComRealty.com • www.TopComRealty.com



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2025)	71,486	301,314	1,238,065
Average HH Income	\$127,615	\$126,431	\$123,246
Daytime Population	37,383	120,773	489,089

All information deemed reliable but not guaranteed. Buyer to verify square footage, zoning and other information.



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