



# FOR LEASE

1641 Monrovia Ave.  
Costa Mesa, CA

2,500 SF Industrial Unit

## SITE HIGHLIGHTS:

- Business Park Environment
- Premier Westside Costa Mesa Location
- Excellent Access to the 55 Freeway
- Retail & Restaurant Amenities Nearby
- Professional Property Management
- Zoning: MG - General Industrial

## UNIT FEATURES:

- Window Lined Storefront on Monrovia Avenue
- Front Office with HVAC
- Two Restrooms
- Warehouse Height:  $\pm 12'$
- 100 Amps, 3 Phase Power
- 10' x 10' Warehouse Door



## FOR FURTHER DETAILS:

**PARKER ROBERTS**  
parker@tricoREALTY.com  
License #01994597

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**Trico Realty, Inc.**  
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Costa Mesa, CA 92626

**714-751-4420**  
TricoRealty.com




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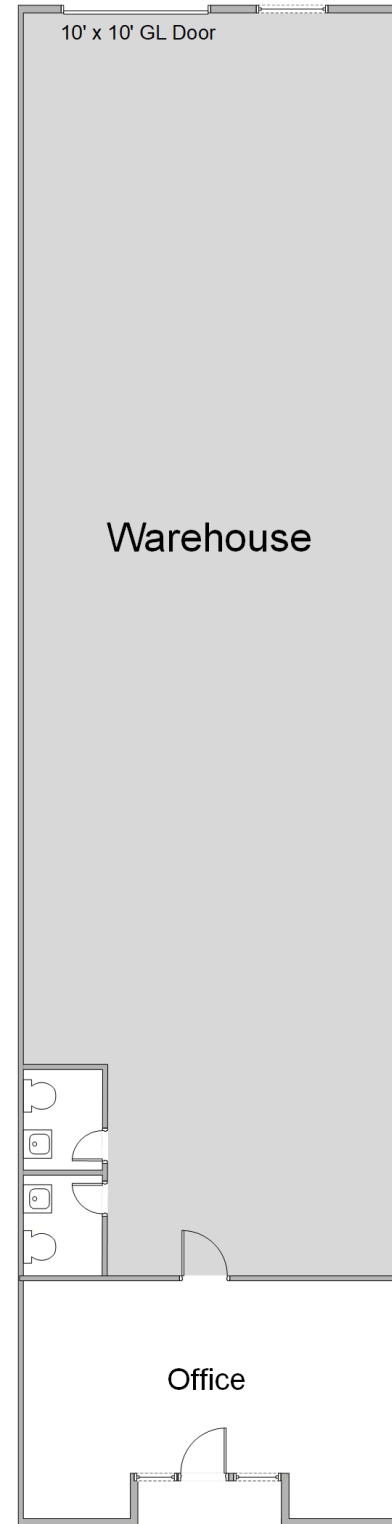
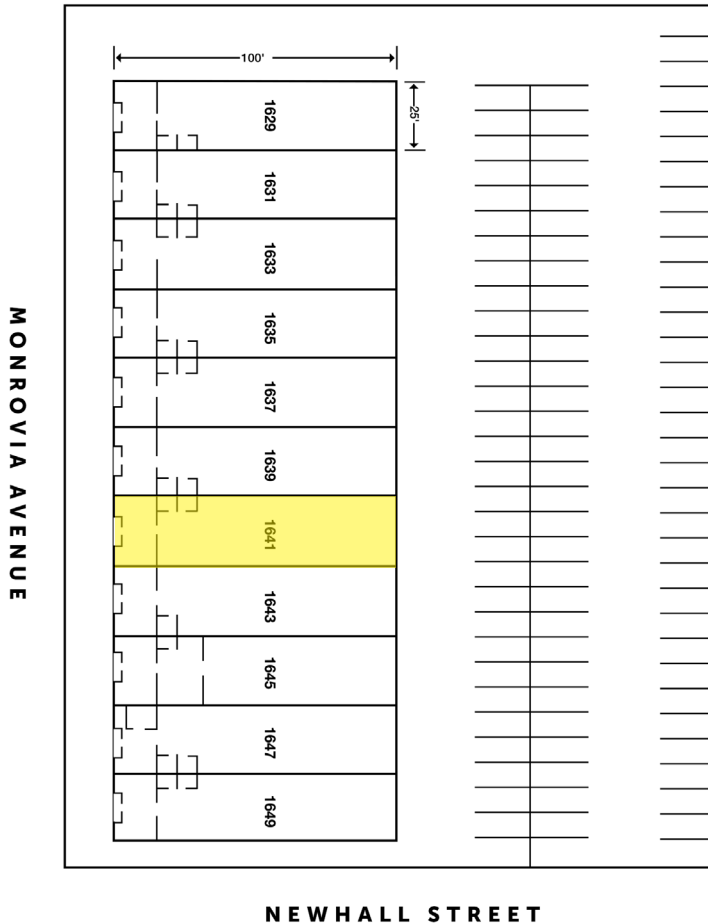
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## Unit Features

 Power: 100A | 120/208

 Clearance Height: 12'

 Ground Level Doors: One 10'x10'



\*Floorplans Not to Scale

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