



12,120 Sf Flex/Industrial Space in Monrovia

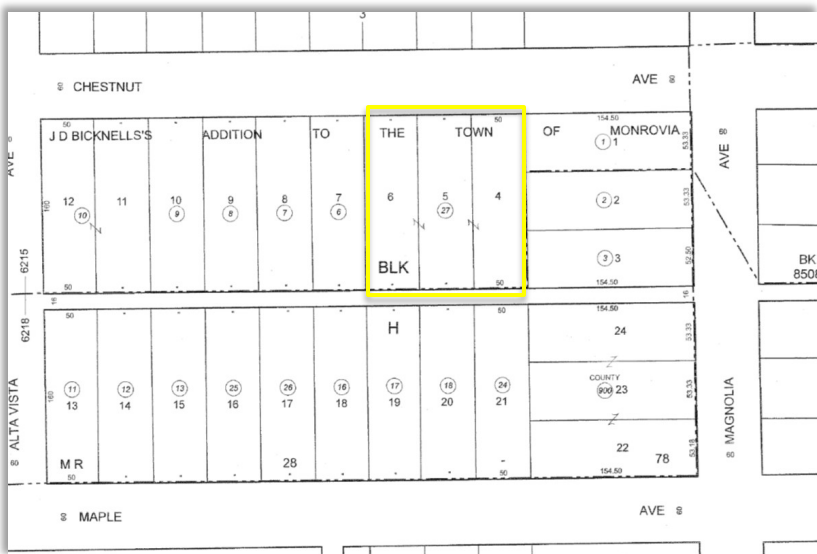
320 W. Chestnut Avenue Monrovia, CA 91016

- Newly renovated flex space with approximately 4,000 SF of office and 8,000 SF of warehouse. Fully air-conditioned, fire sprinklers and insulated.
- The office space has concrete floors & high ceilings. It includes 7 private offices with windows opening to the bull-pen area, large conference room with floor to ceiling glass and a kitchen/breakroom. Restrooms have multiple stalls.
- The warehouse area has exterior dock loading, air-compressor, 16-foot clear height and a restroom. Showroom area with glass loading door leading to warehouse- potential to remove and expand warehouse area.
- Recently re-paved & fenced yard with ample parking, electronic gate access, 36 spaces and access to alley. Generator to power entire building.
- Modern space ideal for food & beverage related uses, R&D, technology and array of light manufacturing uses.
- North Monrovia Industrial area blocks from Old Town. Two blocks North of Huntington. Close freeway access to the 210 and 605 freeways.



Property Description

Total Space Square Footage:	12,120 Square Feet
APN:	8506-004-027
Year Built:	1961/ Renovated 2021
Zoning:	Manufacturing Zone
Current Tenant:	The Wine of the Month Club
Available:	30 days
Total Project Square Footage:	20,000 Square Feet
Lot Size:	32,322 Square Feet
Parking Spaces:	36 Spaces



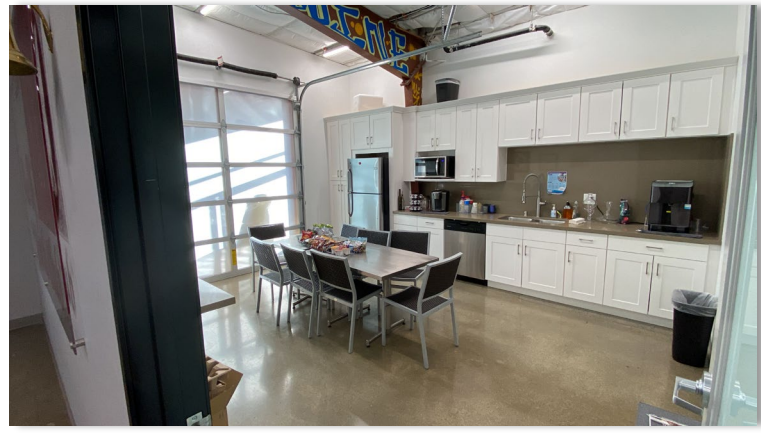
Top Commercial Realty

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



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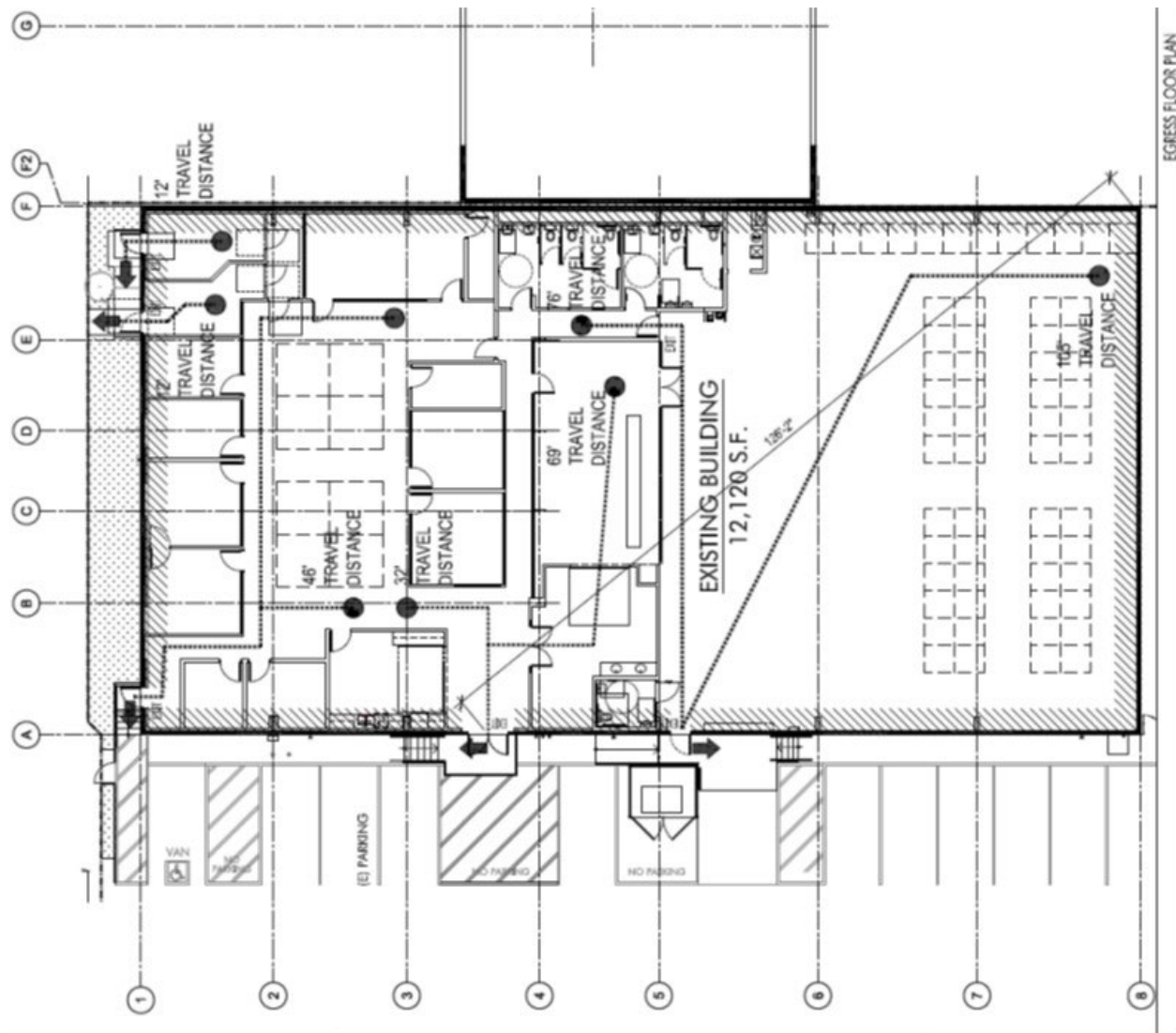
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320 W. Chestnut Avenue Monrovia Floor Plan



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2022)	73,044	307,679	1,276,340
Average HH Income	\$112,154	\$108,086	\$103,706
Median Home Value	\$786,796	2021 Data	



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