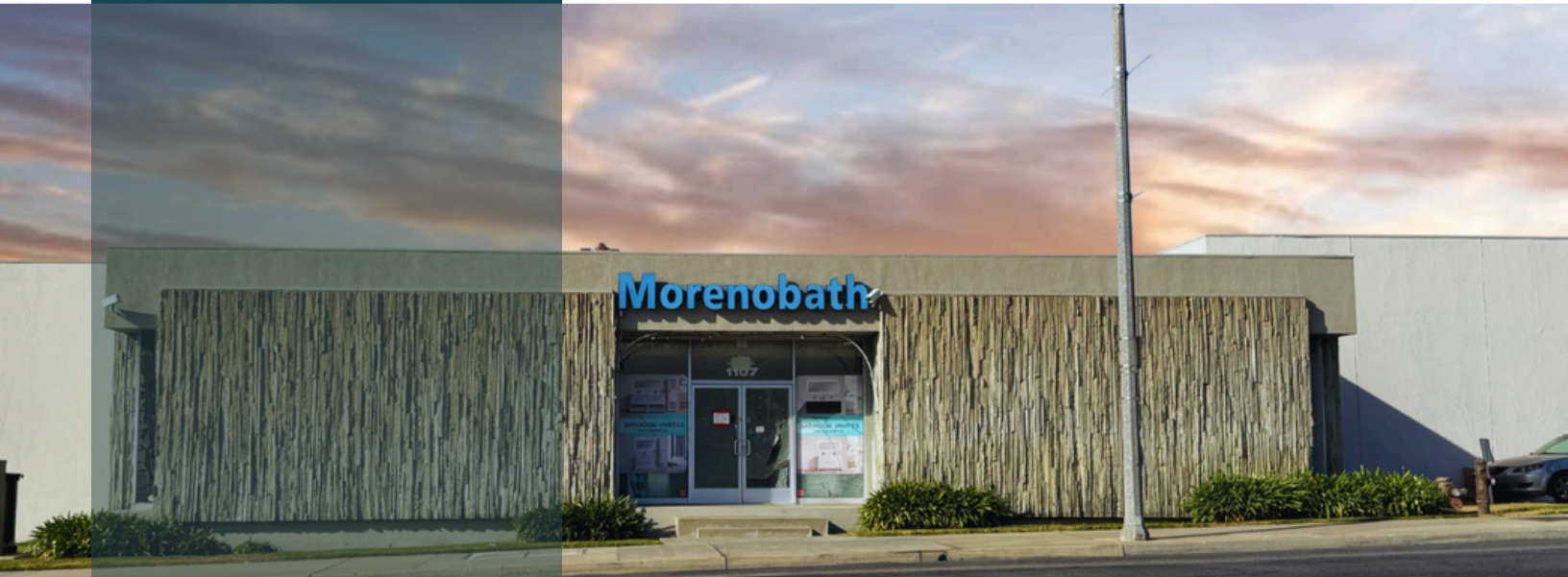




THE BATES COMPANY

FOR LEASE

1107 S. MOUNTAIN AVE.
MONROVIA, CA 91016



17,191 SF

OFFICE AND
INDUSTRIAL
WAREHOUSE

MAJOR
INTERIOR
RENOVATION
PLANNED

AVAILABLE
NOW

- 37,897 SF Lot With Private Yard
- 4,264 SF Office Area
- 828 SF Storage Mezzanine
- Newly Painted Exterior and Parking Lot
- Roof Replaced 2023 & 2024
- Close to I-210 and I-605 Freeways
- 2 12' Roll-Up Truck Doors

ROBBIE COLLINS

BRE #02223318

(626) 305 - 5338 ext. 229

Robbie@TheBatesCompany.com



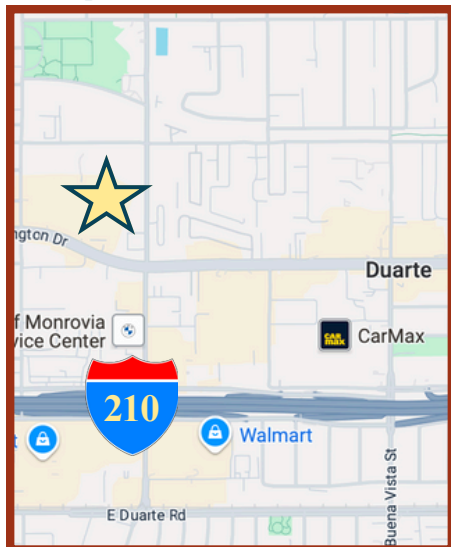
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MONROVIA, CA 91016



Floorplan is not to scale.



- Office, R&D, Light Mfg. Zoning
- 31 Parking Spaces
- Fire Sprinklered

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www.TheBatesCompany.com

139 E Olive Ave., Monrovia, CA 91016