



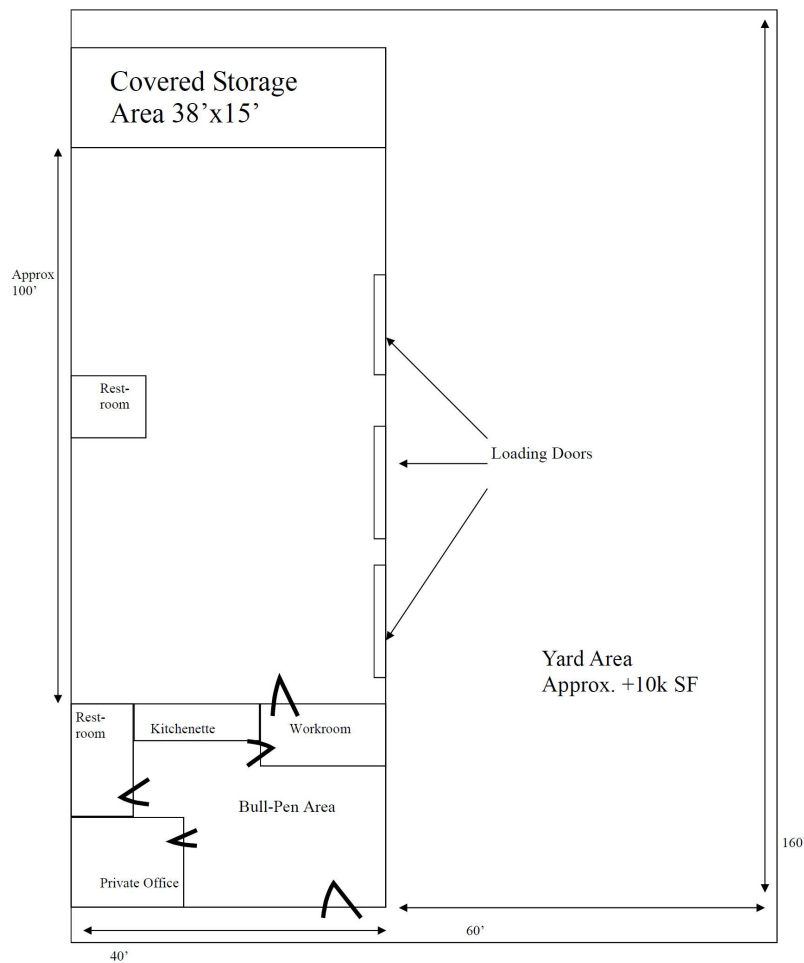
5,500 SF Free Standing Industrial/Flex Property

235 West Maple Avenue Monrovia, CA 91016

For Lease: \$1.75 PSF Modified Gross

- Approximately 1,200 SF of office build-out with front reception and bull-pen area, large private office, workroom, kitchenette and restroom.
- Currently built-out as a brewery with a CUP for manufacturing and serving beer and wine. Possible to purchase brewery business separately.
- Warehouse/flex area has open floor plan with minimum 12 foot clear height, bonus mezzanine storage, 4 ground level doors, 2 restrooms, floor drains, sinks, 400 AMP 240/208 Volt 3 Phase and 200 AMP Single Phase power.
- Large fenced, paved and secured yard with potential alley access. Total lot is 16,000 SF. Additional street parking available.
- Walking distance to Old Town Restaurants, shopping, banks and one block north of Huntington Drive. A few blocks to restaurant row.
- Manufacturing zoning. Check use with City of Monrovia.

235 W. Maple Avenue Monrovia



Population Estimates

	2 Miles	5 Miles	10 Miles
Population (2023)	72,808	302,693	1,251,464
Average HH Income	\$114,901	\$111,211	\$106,300
Consumer Spending	\$969.4M	\$3.7B	\$14.7B

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



Top Commercial Realty

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