



**For Lease: 25,500 SF Industrial on 70K SF
1703-1711 S. California Avenue and 230 E Pomona Avenue Monrovia,
California 91016**

- Approximate 25,500 SF industrial building situated on approximately 70K SF of land. Bonus storage buildings and mezzanine not included in the square footage.
- Ample power: 1,200 AMP 120/240 Volt 3 Phase & 1,000 AMP 120/240 Volt 3 Phase in main warehouse 200 AMP 240 Volt in 230 E Pomona- Buyer to verify.
- 4 Dock-high doors in front of building, 1 grade-level doors, fire sprinklers, Clear height ranges from 11' to maximum 18' & rear building 14' ceilings.
- 230 E Pomona has renovated offices, small warehouse space, 1 dock high door, rear warehouse space with grade level loading/
- Rare large fenced yard area with almost 2 acres multiple points of ingress and egress. Ideal for contractors to store equipment and trucks on site.
- Direct access to the 210 and 605 freeways via Evergreen and Mountain.



Population Estimates				
	2 Miles	5 Miles	10 Miles	
Population (2025)	72,088	352,454	1,276,052	
Median HH Income	\$124,738	\$122,284	\$123,320	
Daytime Employment	35,799	135,169	504,711	

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



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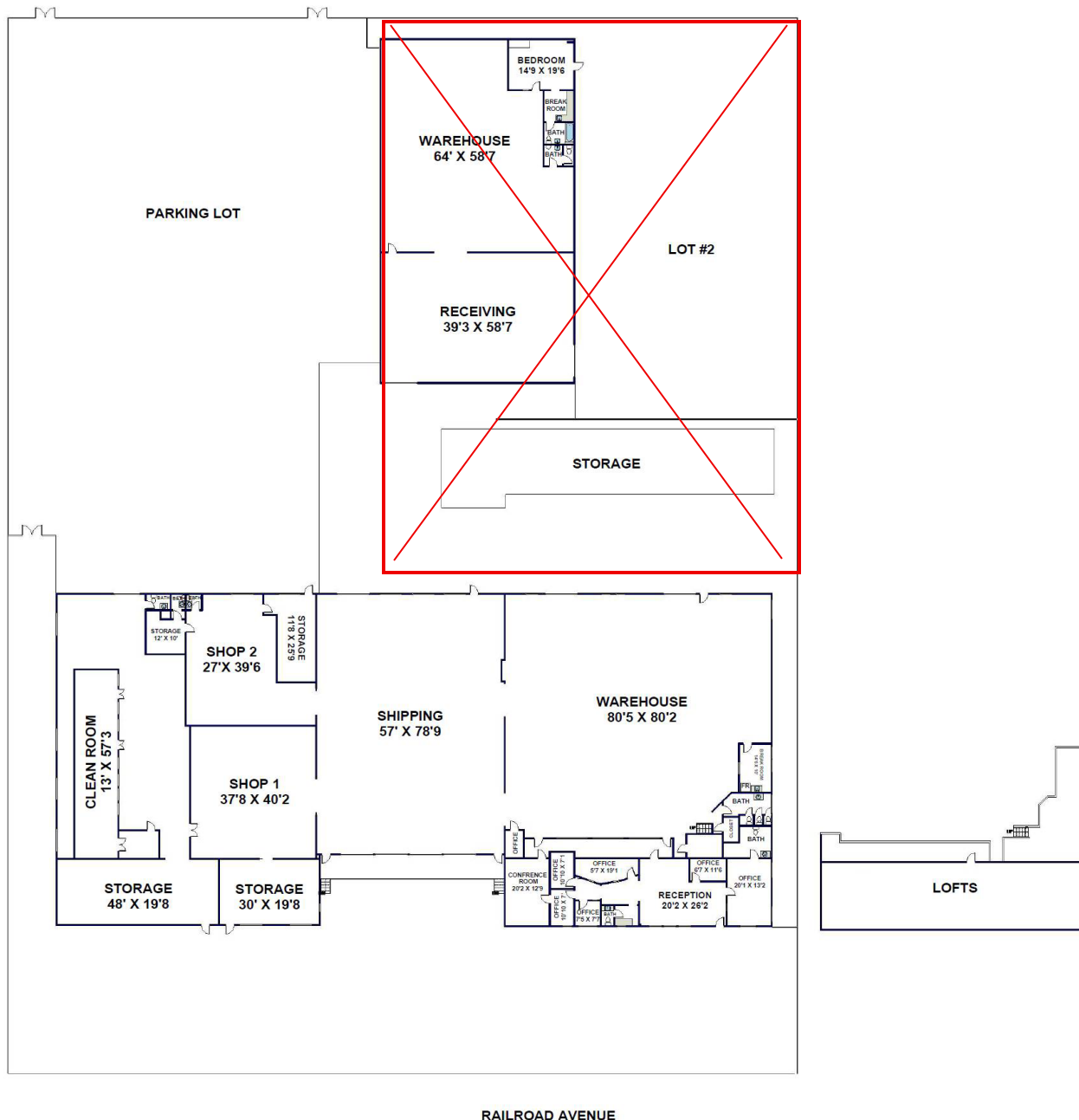
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