

# Available Now!



## FOR LEASE

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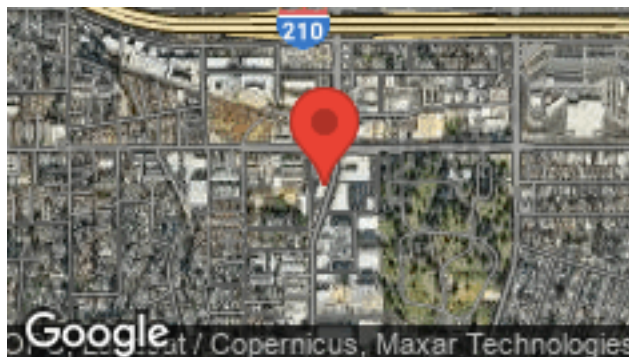
### BRIAN DEETS

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### PROPERTY DESCRIPTION

Located on busy Myrtle Ave., this property is located just south of the Monrovia Gold Line Station and the 210 Freeway on and off ramps. Both ground level roll-up doors are located in the rear of the building along with parking. The unit has ample power for most uses with 400 amps, 3 phase, 4 wire.

The unit is currently being renovated. Call for more information or to schedule a tour!



### SUMMARY

Lease Rate: \$1.60/MG

Lease Term: 3-5 Years

Available SF: 3,013 SF

Building SF: 13,021 SF

Lot Size: 16,117 SF

Grade Doors: 2

Clear Height: 14'

Power: 400 AMP  
3 Phase  
4 Wire

Year Built: 1960

Zoning: Manufacturing

