

# FOR SALE

## PRIME OWNER-USER OPPORTUNITY: INDUSTRIAL WAREHOUSE

RARE OPPORTUNITY: INDUSTRIAL BUILDINGS IN MONROVIA ARE IN HIGH DEMAND, MAKING THIS OPPORTUNITY FOR SAVVY INVESTORS AND OWNER-USERS

### 323 W Maple Ave. Monrovia CA 91016



5,450 SF BUILDING

7,774 SF OF LAND

## SALE PRICE: \$1,670,000

IDEAL FOR MANUFACTURING, DISTRIBUTION, STORAGE, OR A COMBINATION OF USES



©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

### PRIME OWNER-USER OPPORTUNITY: INDUSTRIAL WAREHOUSE FOR SALE IN MONROVIA

Welcome to a rare and exceptional opportunity to acquire a versatile industrial warehouse in the heart of Monrovia. Ideal for owner-users, this property boasts strategic features that make it stand out in the market.

#### PROPERTY HIGHLIGHTS

- **Location:** Situated in Monrovia, this industrial gem offers proximity to key transportation arteries, including the 210 freeway and Huntington Drive, ensuring convenient access for your business operations.
- **Alley Access:** The warehouse is designed with rear alley access, streamlining loading and unloading processes for seamless operations. This feature enhances efficiency and accessibility, a valuable asset for businesses with logistics needs.
- **Clear Height:** Enjoy a clear height of 13.5 feet, providing ample vertical space for various industrial activities. This feature accommodates a range of businesses and operations, making it a versatile space.
- **Interior Dimensions:** The building spans an interior width of 48.5 feet and a length of approximately 119 feet, providing a spacious layout that can be customized to suit your specific business requirements.
- **Secure Fenced Yard:** A secure fenced yard at the rear of the property serves a dual purpose – offering a safe and enclosed area while also functioning as a convenient parking lot. This adds an extra layer of security and flexibility to the property.

CONTACT US TO TOUR:



ROBERT IP

O: 626.356.8188

C: 626.394.2527

ROBERT.IP@CBCNRT.COM

CALDRE#: 01876261

BILL UKROPINA

O: 626.844.2200

C: 626 233.0383

BILL.UKROPINA@CBCNRT.COM

CALDRE#: 00820557

Connect with us here:

