

INDUSTRIAL AVAILABLE

490-498 E. Duarte Rd., Monrovia

FOR SALE OR LEASE



FOR LEASE

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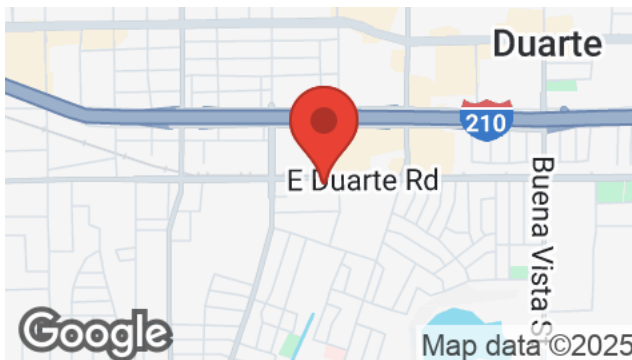
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PROPERTY DESCRIPTION

This functional industrial building offers a high warehouse-to-office ratio and a secure fenced yard, ideal for a variety of industrial or distribution uses. The property provides convenient client and employee parking in the front lot and features three grade-level doors—two located within the fenced yard and one accessible from the front lot—allowing for separate shipping and receiving areas and dual driveway access. Strategically located just south of the 210 Freeway and Metro Station, the property offers excellent accessibility and connectivity throughout the San Gabriel Valley.



SUMMARY

Lease Rate: \$1.75/MG

Lease Term: Negotiable

Available SF: 6,100 SF

Building SF: 6,100 SF

Lot Size: 24,976 SF

Grade Doors: 3

Yard: Fenced

Year Built: 1983

Zoning: Business
Enterprise