



FOR SALE

164 W. Pomona Avenue, Monrovia, CA 91016

SALE PRICE
\$829,000
± \$444/SF



For More Information CIBA Real Estate

316 W. Foothill Blvd.
Monrovia, CA 91016

626.303.1818 Office
cibarealestate.com

**Shown by appointment only.
Please contact the listing office
to schedule a tour.**

Industrial Condominium - Owner-User Opportunity

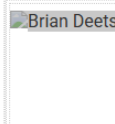
PROPERTY HIGHLIGHTS

- Approx. 1,867 SF industrial condominium
- Delivered vacant for immediate owner-user occupancy
- Approx. 35% office build-out; a portion can be readily removed
- Approx. 16-foot clear height in warehouse
- Approx. 300 SF unfinished mezzanine for supplemental storage/office utility
- Additional HVAC unit serving the warehouse area
- One ground-level loading door and one restroom
- Approx. \$450/month HOA dues
- Convenient access to the 210 Freeway and Myrtle Avenue
- Quiet Monrovia industrial park location near retail and service amenities

FOR MORE INFORMATION CONTACT



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