



FOR LEASE
120-124 E. Chestnut Ave.
Monrovia, CA 91016



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Property Highlights

- **Approximately 7,326 SF Building**
- **15,896 SF Lot**
- **24 Surface Parking Spaces (3.28/1,000)**
- **Concrete Tilt-Up Construction**
- **Two Rear Dock Doors for Street Loading**
- **Good Clear Height and Good Power**
- **Potential for Fenced Parking**
- **Zoned M-1 - Light Manufacturing**
- **Just South of Old Town; Near 210 Freeway**
- **Close to Monrovia Light Rail Station**
- **Lease Guidance: \$1.50-\$1.70/SF Modified Gross***

*Survey lease guidance assumes the property is in move-in condition.