



FOR LEASE

1603-1605 Monrovia Ave.
Costa Mesa, CA

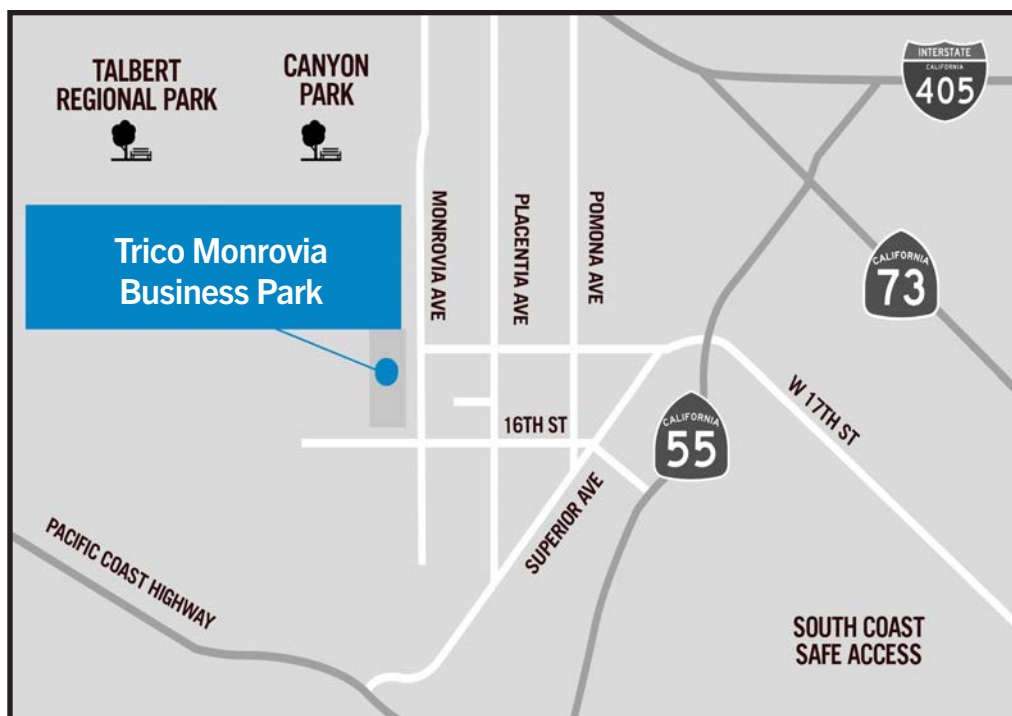
5,400 SF Industrial Unit

SITE HIGHLIGHTS:

- Business Park Environment
- Premier Westside Costa Mesa Location
- On the Corner of Monrovia Ave / 16th St.
- Close Proximity to the 55 Freeway
- Retail and Restaurant Amenities Nearby
- Professional Property Management
- Zoning: MG - General Industrial

UNIT FEATURES:

- Window Lined Storefronts
- Side-by-Side Units
- Three Large Private Offices
- Four Restrooms
- ± 3,700 SF of Warehouse
- 16' Warehouse Ceiling Height
- Two 10' x 12' Warehouse Roll Up Doors



FOR FURTHER DETAILS:

PARKER ROBERTS

parker@tricoREALTY.com
License #01994597

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Trico Realty, Inc.
License #00342120

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714-751-4420
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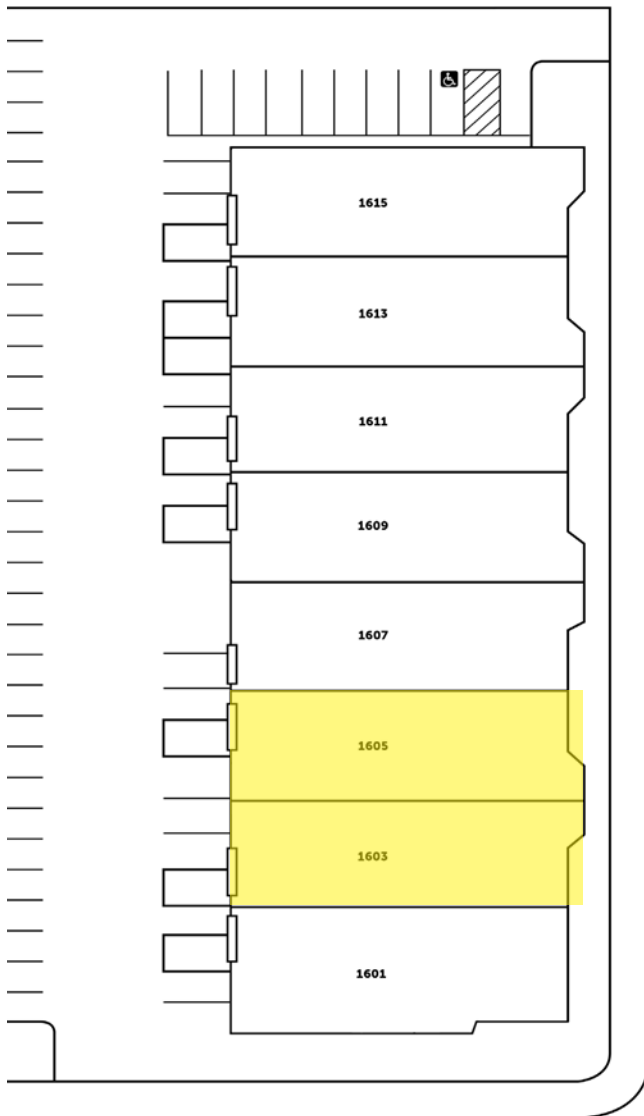
5,400 SF Industrial Unit

Unit Features

 Power: 1603: 150A | 120/208 & 1605: 100A | 120/208

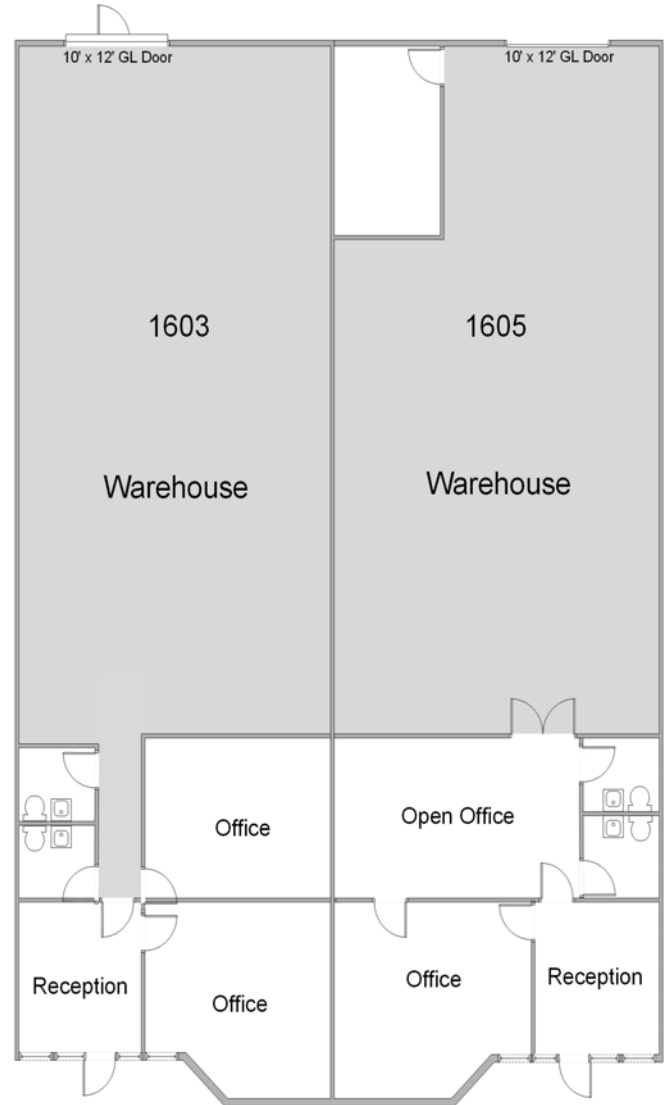
 Clearance Height: 16'

 Ground Level Doors: Two 10'x12'



W 16TH ST

MONROVIA AVE



*Floorplans Not to Scale

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