



FOR LEASE

1603 Monrovia Ave.
Costa Mesa, CA

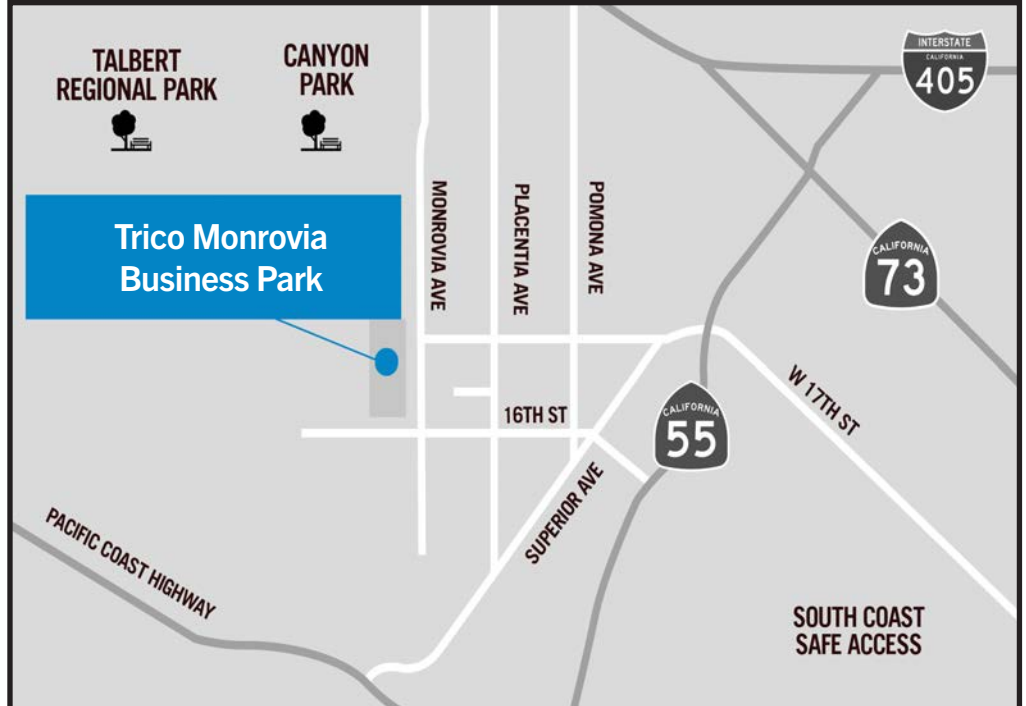
2,700 SF Industrial Unit

SITE HIGHLIGHTS:

- Business Park Environment
- Premier Westside Costa Mesa Location
- Excellent Access to the 55 Freeway
- Retail and Restaurant Amenities Nearby
- Professional Property Management
- Zoning: MG - General Industrial

UNIT FEATURES:

- Window Lined Storefront on Monrovia / 16th St.
- Reception
- Two Private Offices
- Two Restrooms
- 100 Amps, 3 Phase Power
- 10' x 12' Warehouse Roll Up Door



FOR FURTHER DETAILS:

PARKER ROBERTS

parker@tricorealty.com
License #01994597

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Trico Realty, Inc.
License #00342120

3100-A Pullman Street
Costa Mesa, CA 92626

714-751-4420
TricoRealty.com



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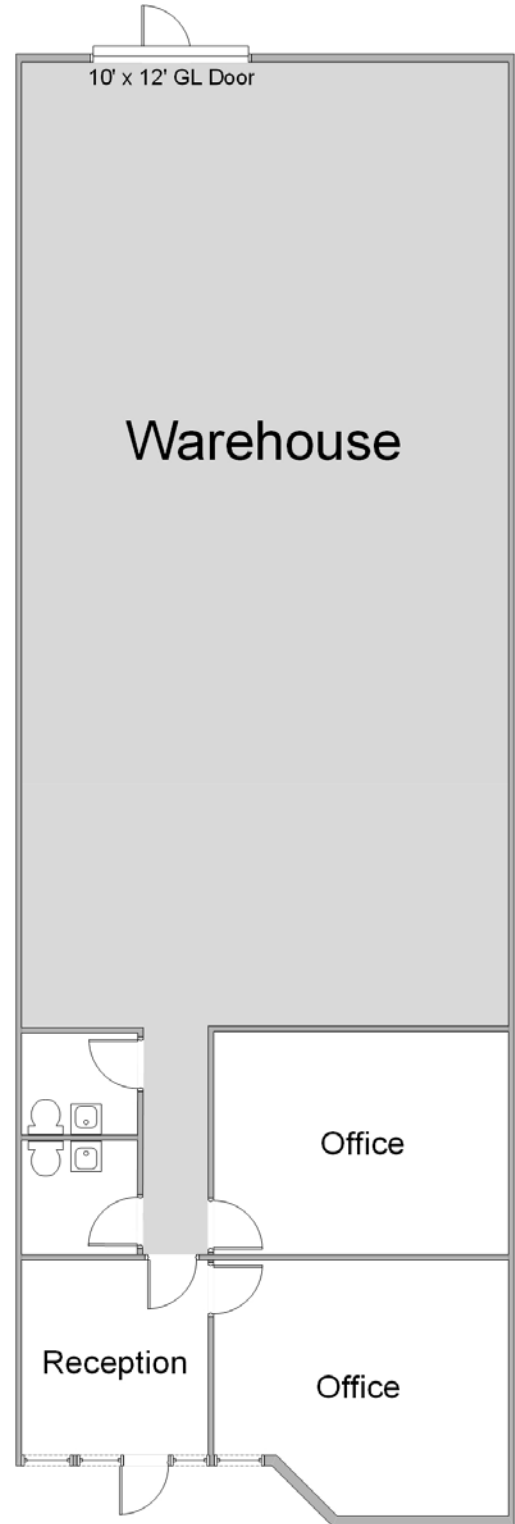
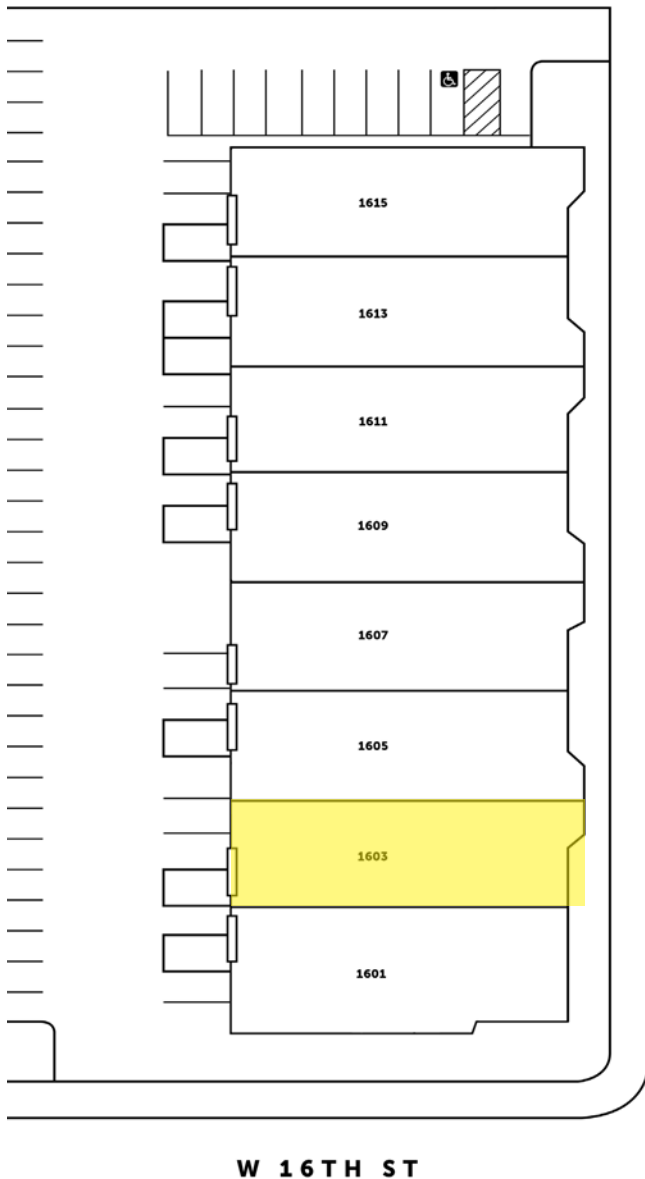
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Unit Features

 Power: 150A | 120/208

 Clearance Height: 16'

 Ground Level Doors: One 10'x12'



*Floorplans Not to Scale

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