

# FLEX R&D FOR SALE

904 S ALTA VISTA AVE, MONROVIA, CA 91016

MACVAUGH & CO  
Commercial Real Estate Services



Hoss MacVaugh

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# BUILDING HIGHLIGHTS

## PRICE

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\$3,500,000.00

## SIZE

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Building: 5,850 SQFT  
Lot: 15,938 SQFT

## USE

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Office/Showroom-  
Flex/Warehouse

## FLOORS

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Single-Story

## POWER

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1,000 amps, 240 Volt, 3-phase

## ADD.

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- 100% air-conditioned office/R&D space
- 50/50 office buildout and open space
- 16' ceilings
- Two 10' x 12' loading doors

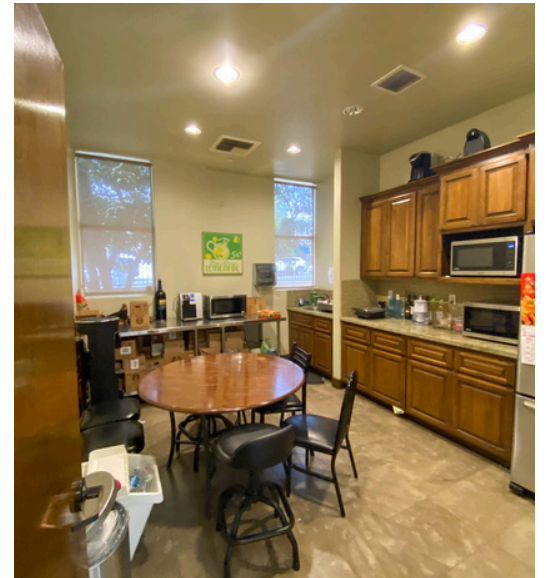
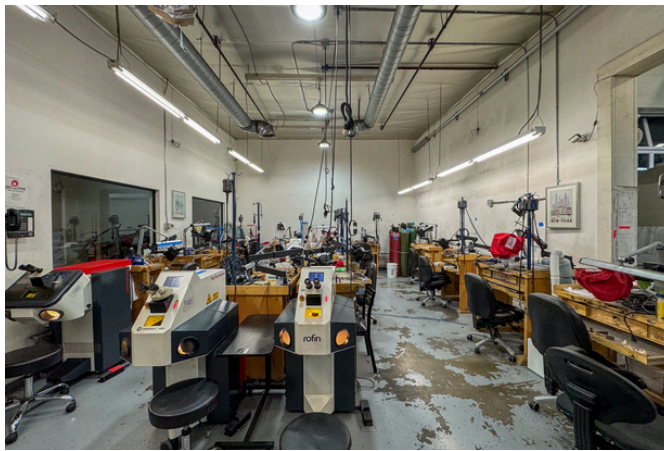
## PARKING

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12 parking spaces with electric vehicle charging









# SITE PLAN

APPROX  
5,850 SQFT



Located blocks away from the 210 freeway, multiple shopping centers, and Old Town Monrovia where you can find numerous shopping and dining experiences.



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