

For Lease

1107 S. Mountain Ave.
Monrovia, CA

17,191 SF Flex Space

Morenobath

**MAJOR
INTERIOR
RENOVATION
PLANNED**



Robbie Collins
Real Estate Associate
CA License No. #02223318
(626) 305 - 5338 ext. 229
Robbie@TheBatesCompany.com

The Bates Company
139 E. Olive Ave.
Monrovia, CA 91016
www.TheBatesCompany.com



1107 S. Mountain Ave. Monrovia, CA



Rev. 1/21/2026.

The information provided herein has been obtained from reliable sources but is not guaranteed to be accurate.

Space Info. & Features

- 37,897 SF Lot With Private Yard
- 4,264 SF Office Area
- 828 SF Bonus Mezzanine
- Newly Painted Exterior and Parking Lot
- Roof Replaced 2023 & 2024
- Close to I-210 and I-605 Freeways
- 2 12' Roll-Up Truck Doors
- Office, R&D, Light Mfg. Zoning
- 31 Parking Spaces
- Fire Sprinklered
- "Office/R&D/Light Manufacturing" Zoning (O/R&D/LM)

Rev. 1/19/2026. The information provided herein has been obtained from reliable sources but is not guaranteed to be accurate.



Scan the QR code to see if your use is permitted for O/RD/LM Zoning in Monrovia.

Robbie Collins
Real Estate Associate
CA License No. #02223318
(626) 305 - 5338 ext. 229
Robbie@TheBatesCompany.com

The Bates Company
139 E. Olive Ave.
Monrovia, CA 91016
www.TheBatesCompany.com

