

1815

TYBURN ST.

GLENDALE, CA



INDUSTRIAL SPACE FOR LEASE

±6,000 SF BUILDING WITH **±4,000 SF** BONUS MEZZANINE

CBRE

THE HIGHLIGHTS



Prime Glendale
Location Off San
Fernando Rd.



Ground Level
Loading



±4,000 SF Bonus
Mezzanine



17' Clearance
Without Mezzanine,
10' Clearance to
Mezzanine



HVAC Throughout
Warehouse

PROPERTY DETAILS

Lease Rate/SF: \$1.49/SF/MONTH IG



RENTABLE SF:

±6,000 SF (±4,000 SF Bonus Mezzanine Not Included in Rentable SF)



OFFICE SF:

±302 SF



PARKING:

4-5



GRADE LEVEL DOOR:

1



POWER:

400 Amps, 240 Volt, 3 Phase and 200 Amps Single Phase



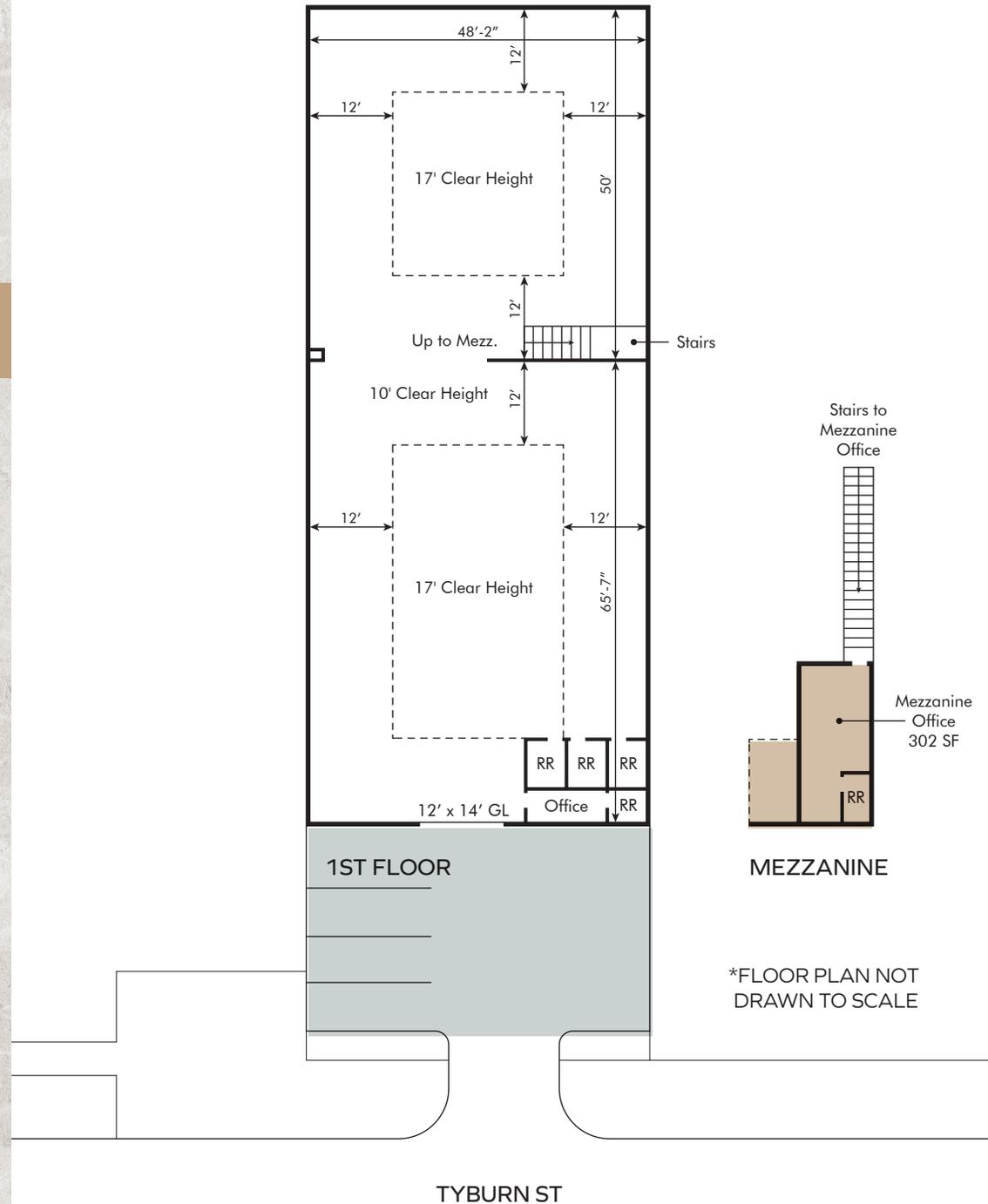
CLEARANCE HEIGHT:

17' Clearance
10' Clearance to Mezzanine



ZONING:

IMU-R



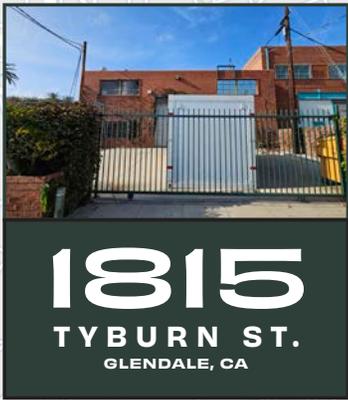
*FLOOR PLAN NOT DRAWN TO SCALE

THE LOCATION

SEIZE THE ADVANTAGE:
Free Standing Industrial Building Located 15 Minutes from the Hollywood Burbank Airport

 Van Nuys Airport

 Hollywood Burbank Airport

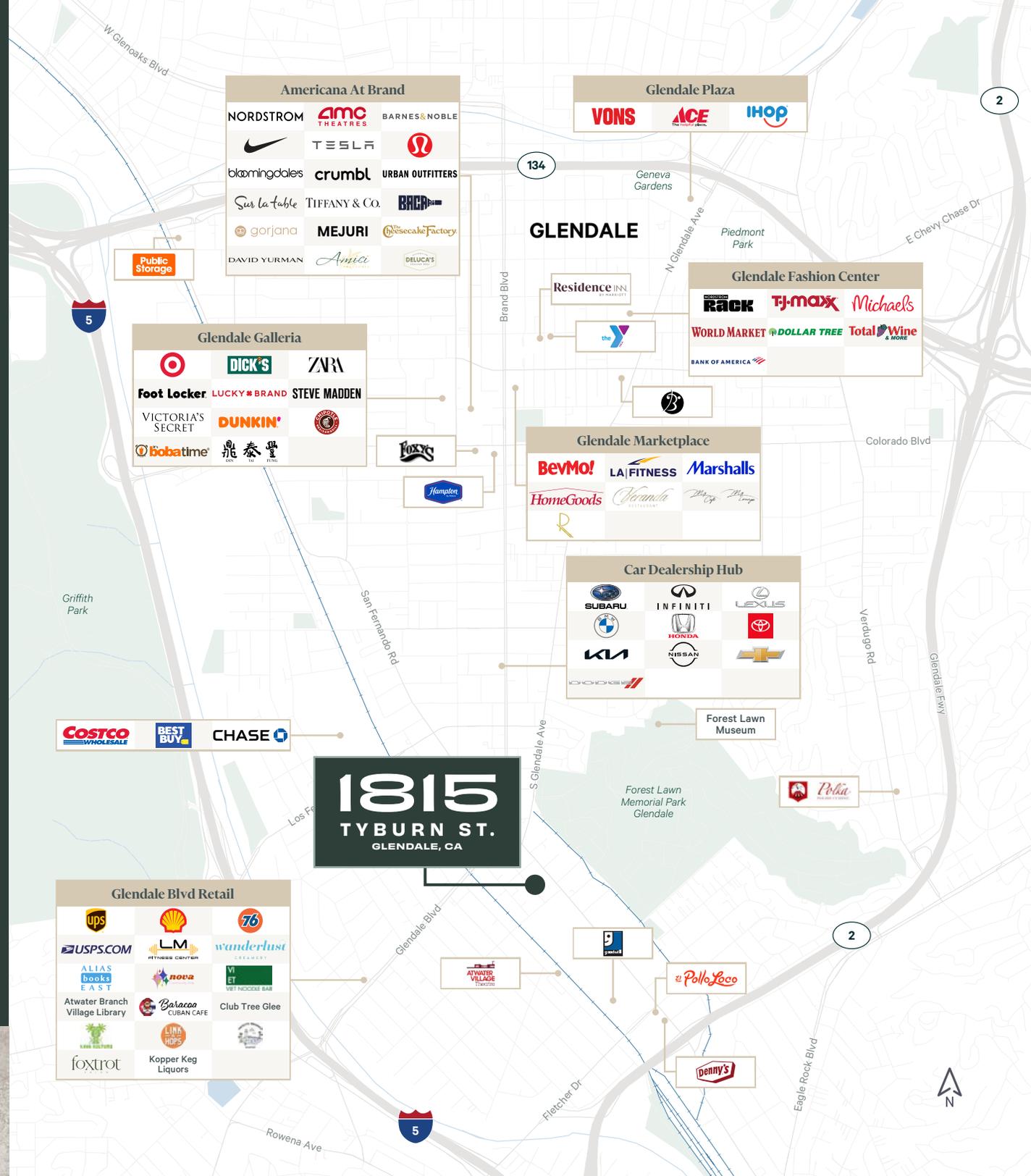


 LAX
Los Angeles International Airport



AMENITY MAP

Leasing industrial space near Glendale and Atwater Village offers exceptional access and a thriving business environment close to plenty of entertainment and food options. Benefit from easy freeway access (5, 2, 134), a diverse industry mix, and adaptable spaces to fit your needs. This prime location provides a streamlined environment for logistics and access to a skilled workforce.



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FOR MORE INFORMATION, PLEASE CONTACT:

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