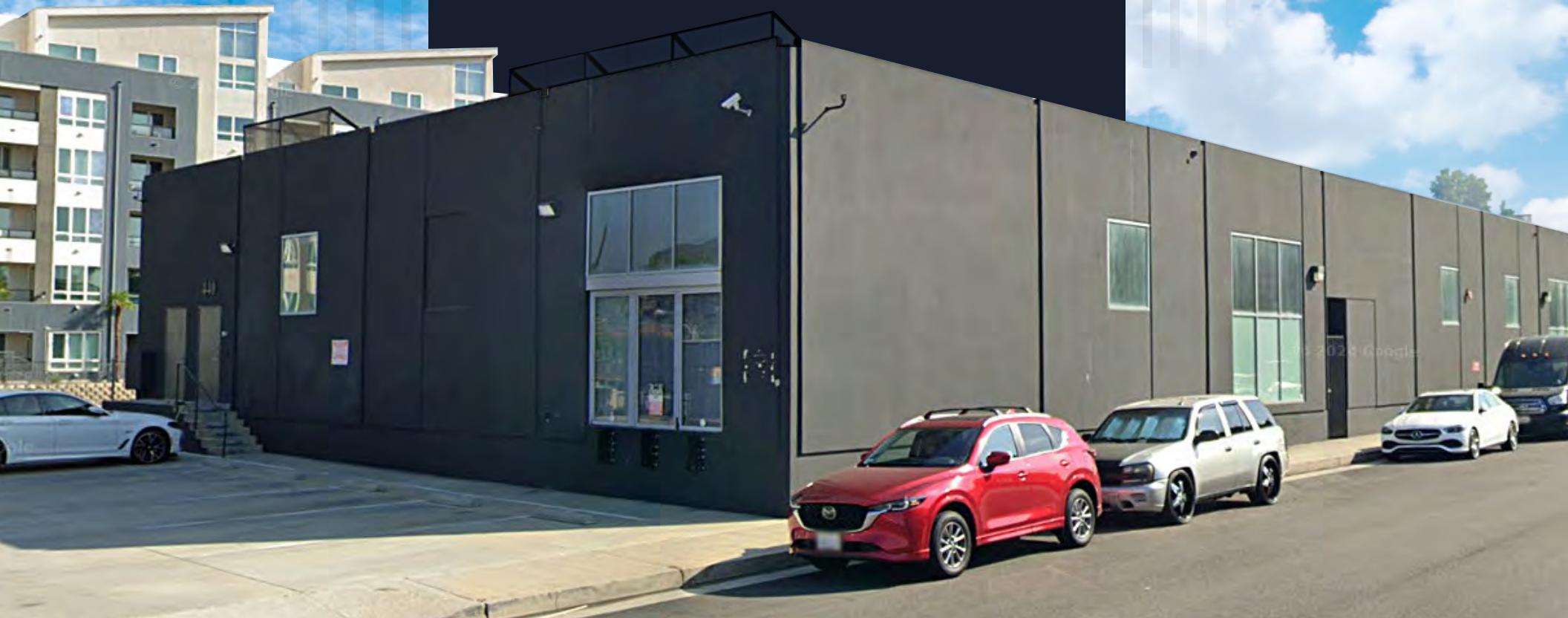


FOR SALE AND FOR LEASE

440 W LOS FELIZ ROAD

Glendale, CA 91204



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SELLER CARRY-BACK FINANCING POSSIBLE

15,609 SQ FT BUILDING
21,482 SQ FT LOT

CBRE

THE HIGHLIGHTS



Freestanding flex industrial building with heavy power and infrastructure



Sale Price: \$7,250,000



Seller financing is available for qualified buyers



Lease Rate: \$1.68/sf NNN



Adjacent to Glendale Metro Station



Located in Glendale's Transit Oriented Development (TOD) District



100% HVAC



PROPERTY DETAILS

BUILDING SF
15,609 SF

LOADING:
DOCK HIGH

PROPERTY TYPE:
FLEX INDUSTRIAL

HEAVY POWER:
1600A/480 V/3PH

YEAR BUILT:
1960

ZONING:
GL M1 (TOD)

CEILING HEIGHT:
14'

PARKING SPACES:
11

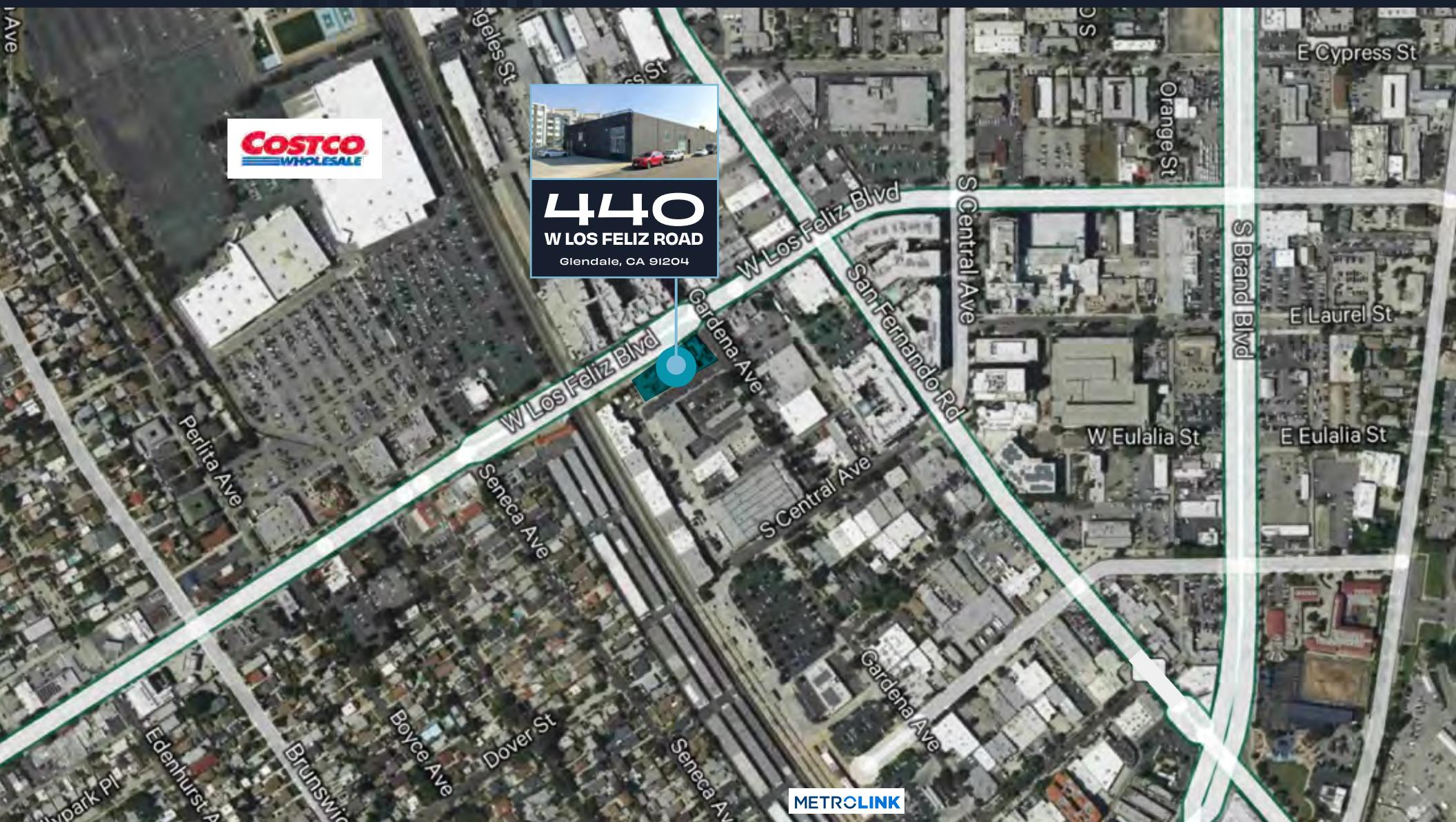
PARCEL NUMBER:
5640-021-016

FLOOR PLAN



Floor plan not drawn to scale

AERIAL



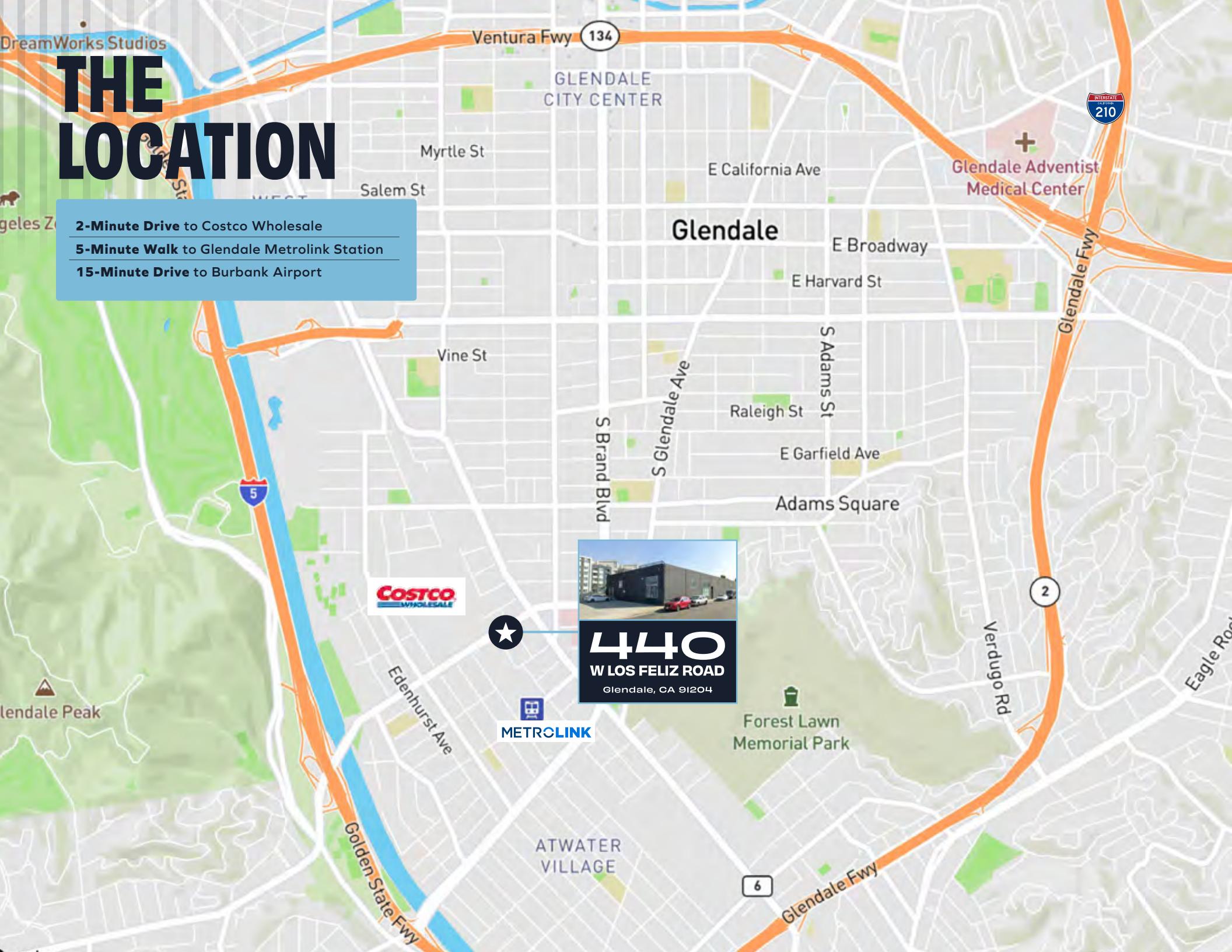
DreamWorks Studios

THE LOCATION

2-Minute Drive to Costco Wholesale

5-Minute Walk to Glendale Metrolink Station

15-Minute Drive to Burbank Airport



440

W LOS FELIZ ROAD

Glendale, CA 91204



FOR MORE INFORMATION, PLEASE CONTACT:

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