

**FOR SALE AND FOR LEASE**

**440**

**W LOS FELIZ ROAD**

**Glendale, CA 91204**



**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**

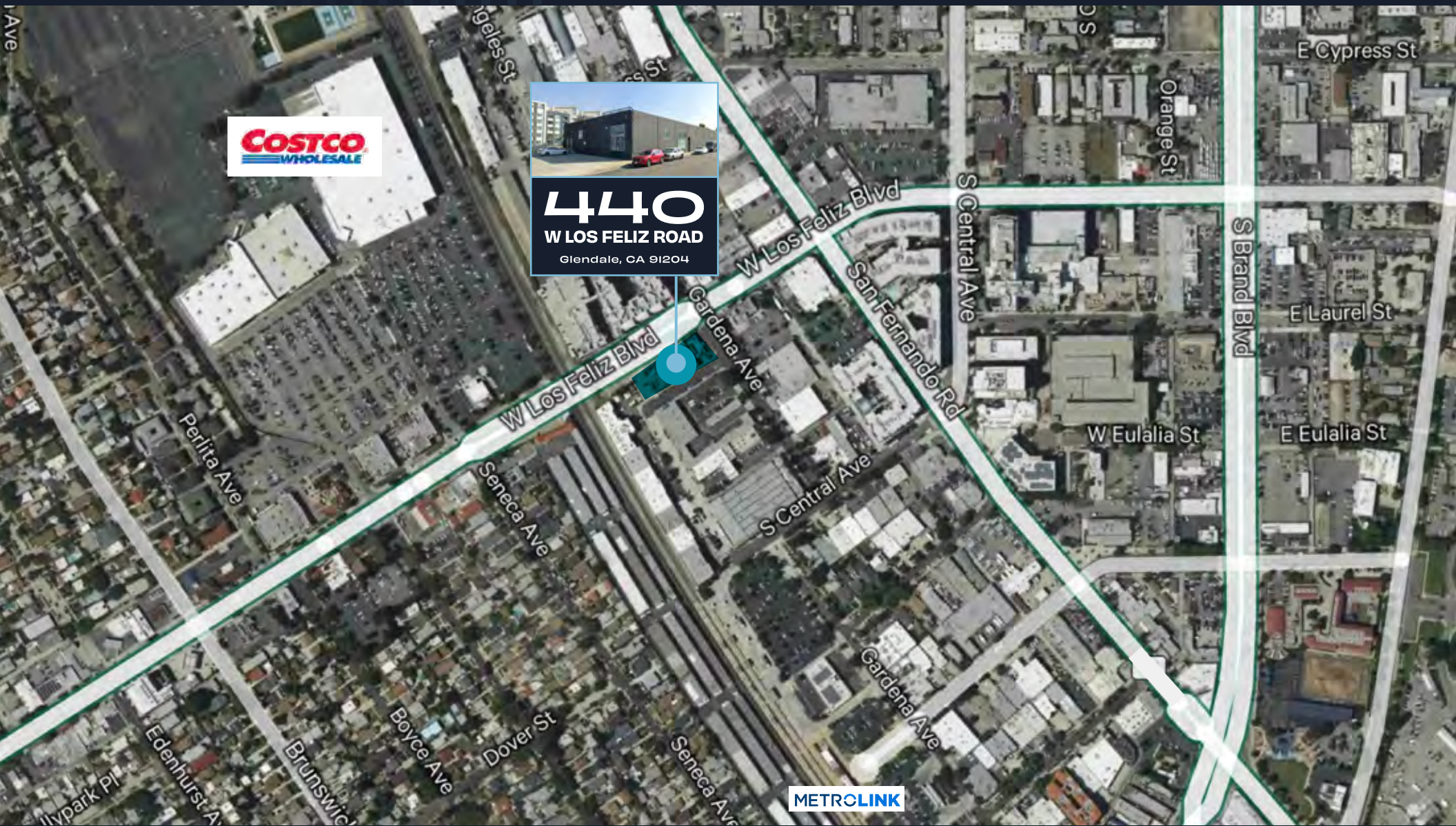
## FLOOR PLAN



*Floor plan not drawn to scale*



# AERIAL





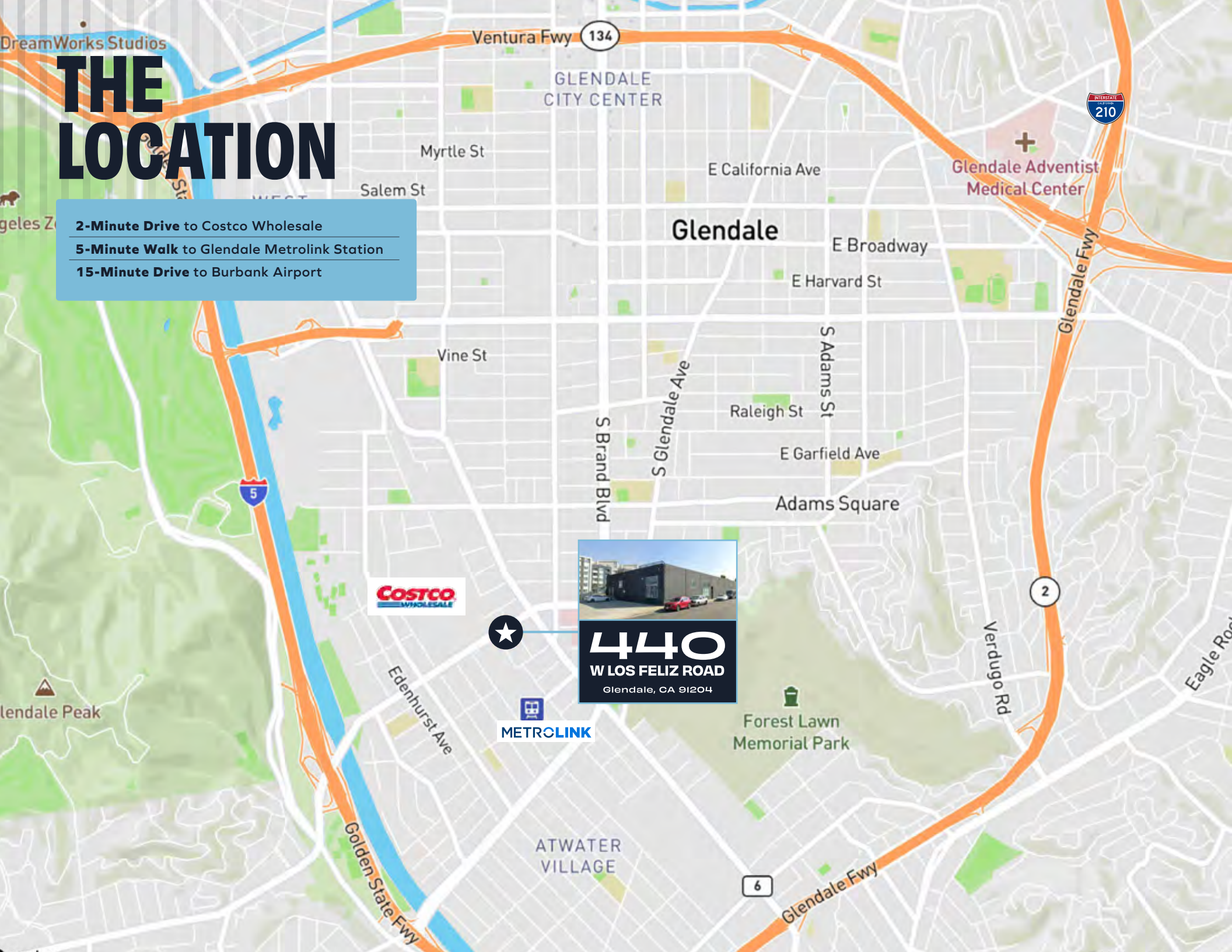
DreamWorks Studios

# THE LOCATION

**2-Minute Drive** to Costco Wholesale

**5-Minute Walk** to Glendale Metrolink Station

**15-Minute Drive** to Burbank Airport



GLENDALE  
CITY CENTER

Myrtle St

Salem St

E California Ave

Glendale

E Broadway

E Harvard St

Vine St

S Glendale Ave

S Adams St

Raleigh St

E Garfield Ave

Adams Square

S Brand Blvd

**COSTCO**  
WHOLESALE



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**METROLINK**

Forest Lawn  
Memorial Park

Glendale Peak

Edenhurst Ave

ATWATER  
VILLAGE

6

Glendale Fwy

Verdugo Rd

2

INTERSTATE  
210

Glendale Adventist  
Medical Center

Eagle Rock

# 440

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### FOR MORE INFORMATION, PLEASE CONTACT:

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