

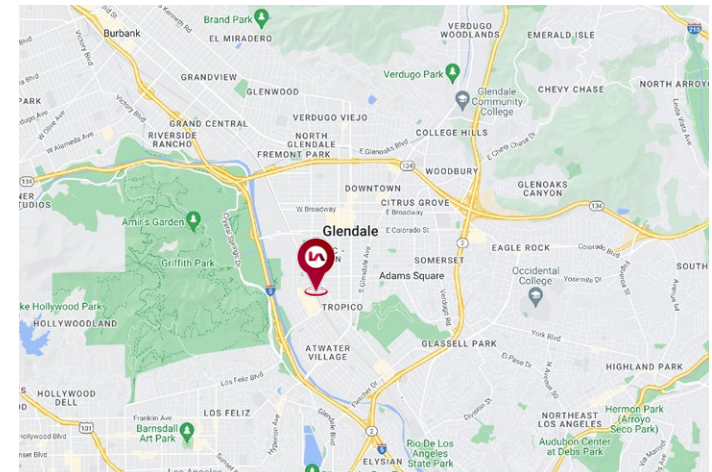
INVESTMENT FOR SALE

±61,625^{SF} INDUSTRIAL BUILDING ON 1.89 ACRES OF LAND
1225-1265 LOS ANGELES STREET, GLENDALE 91204



APPROXIMATE PROPERTY SPECIFICATIONS ▶

Building Size	±61,625 SF
Office Size	± 20,000 SF
Land Size	1.89 Acres Approx.
Power	2,000 Amps 277/480 Volt (Please Verify)
Year Built	1990
Clearance	24'
Ground Level Doors	4
Construction	Concrete Tilt Up
Fenced Yard	Yes



FOR MORE INFORMATION
PLEASE CONTACT ▶

LEE-ASSOCIATES.COM

HUNTER WARNER

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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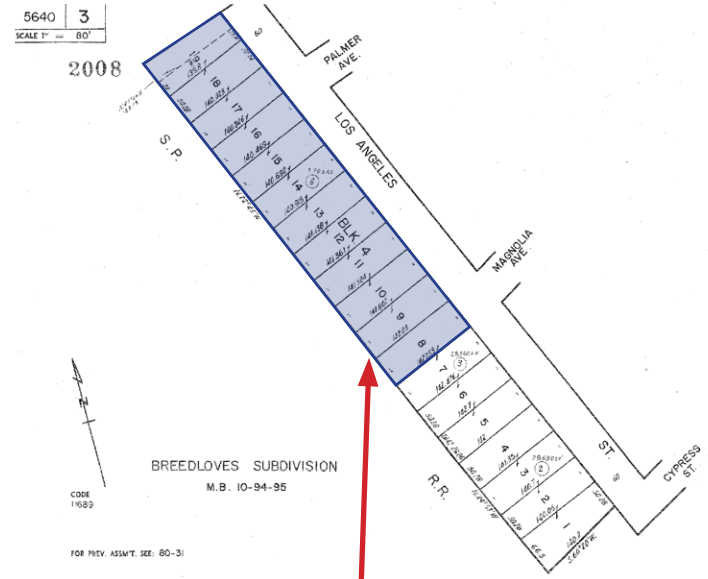
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1225-1265 LOS ANGELES STREET, GLENDALE 91204



FINANCIAL TERMS ▶

Purchase Price	\$20 Million (\$324 PSF)
Term/Option	To March 31, 2028 1-5 Yr FMR
Base Rent	\$1,102,164 Ann. (+Annual COLA's)
Tenant	4over Printing



1225-1265 Los Angeles Street
Glendale, CA
APN#: 5640-003-006



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