



**FOR SALE**  
**INDUSTRIAL**

**3738 SAN FERNANDO**  
3738 San Fernando Road, Glendale, CA 91204

- Prime location on San Fernando Road with high traffic visibility
- Front lobby providing professional entry
- Two floors of offices: 6 private offices, 4 restrooms, plus bonus room for shower/storage
- Warehouse features: 15' ceilings, 3-phase



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Roy Belson is the Commercial S.V.P. for RE/MAX ONE Commercial. Specializing in Investment Properties. The largest RE/MAX with locations in six states. In addition to the RE/MAX National and International offices of RE/MAX worldwide. Roy Belson has over 30 combined years in Real Estate and real estate-related services.

Prior to real estate Roy Belson owned a Custom Treatment Inc. a large interior contracting firm, contracting and subcontracting field for almost 20 years working with the largest commercial architect and design firms.

Past projects include: Transamerica Corporation- Prudential Securities- Walt Disney Engineering Warner Bros Entertainment- MGM Hotel- Las Vegas Kaufman - Broad United Artists State of California -Edward Air Force Base- UCLA Campus-Medical Centers University of Southern California campus- Blue Cross of California. Roy runs a dynamic commercial management team that assists commercial brokers and agents in the commercial division. The Belson Group consists of commercial Sales and Leasing broker/ agent team. A Project manager, Energy, and Due Diligence team headed up by Roy Belson .

The Belson Group specializes in reposition commercial properties. Roy and his team are very successful with land acquisitions and familiar with land usage and the entitlement process. The Belson Group are veterans in the world of construction and taking ordinary properties, and through our energy- intelligent wellness, enhancements add real tangible value to your property.

The Belson Group provides architectural planning, a superior marketing system, and due diligence team which applies construction and environmental due diligence to all investment properties; selling and providing the highest returns in a market with limited inventory. The Belson Group is a diversified service team at RE/MAX ONE. Roy's client action program guarantees buyers working with the group access to unlisted properties, as well as an investment program for investors.





## Property Summary

|              |                  |
|--------------|------------------|
| Building SF: | 3,620            |
| Lot Size:    | 4,356 SF         |
| Parking:     | 2.36/1,000 SF    |
| Price:       | Call for pricing |
| Year Built:  | 1961             |
| Zoning:      | GLM1*            |

## Property Overview

This 3,620 SF industrial building is a rare find in Glendale, offering a great mix of office and warehouse space in a strong location near San Fernando Rd and W Cerritos Avenue. This property includes a front lobby and two full floors of offices. On the first level, there are three private offices along with two restrooms. The second floor provides three more offices, two additional restrooms, and a bonus room with potential to be built out as a shower or storage space.

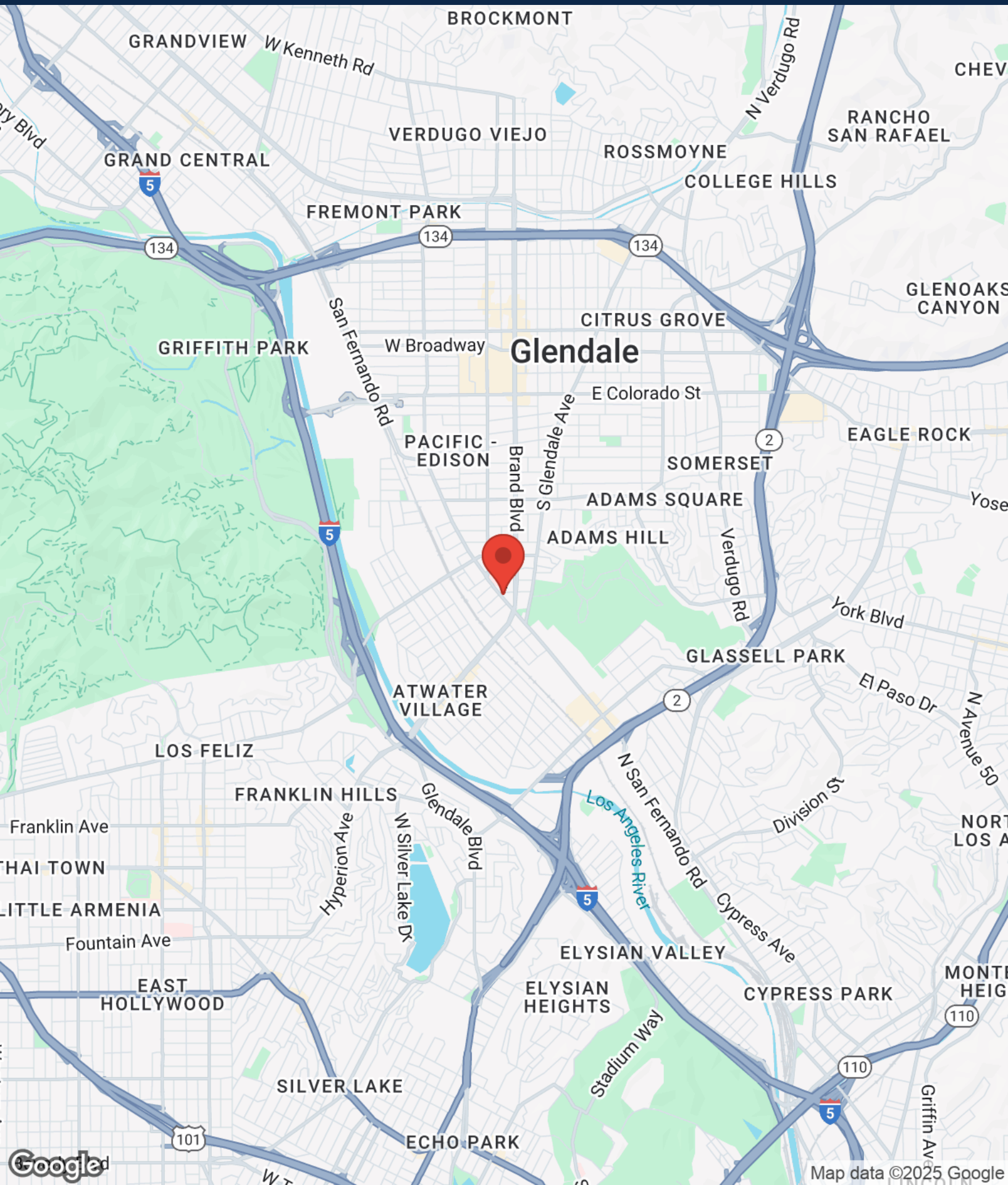
The rear warehouse features 15-foot ceilings, an additional restroom, and 3-phase power to accommodate heavy equipment or light manufacturing. It also includes a roll-up door with access to rear parking and additional storage space.

## Location Overview

Located along San Fernando Road, this property is positioned in a prime Glendale industrial area with high traffic visibility and excellent freeway access. Interstate 5 runs parallel just to the east, while State Route 2 connects directly to San Fernando via Exit 14. The Ventura Freeway (134) is only a short drive away, providing convenient east-west access across Glendale and Pasadena. The area benefits from limited industrial supply combined with steady growth in nearby residential demand, creating strong long-term value. Its location also makes it attractive for adaptive reuse, whether as modern industrial, creative workspace, or service-oriented operations. With direct freeway access, the site is well-positioned for last-mile distribution and businesses needing efficient regional connectivity.

# REGIONAL MAP

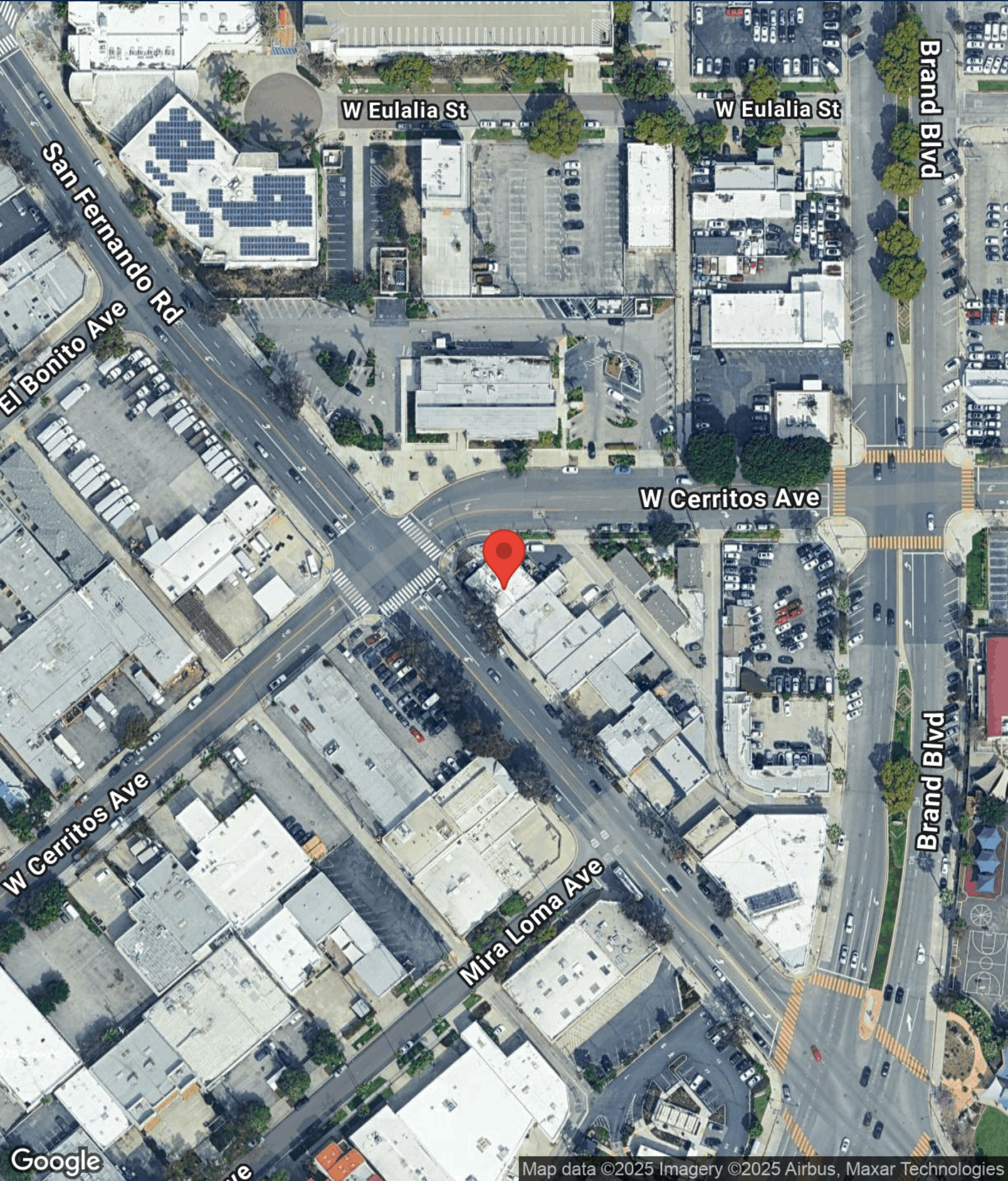
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AERIAL MAP

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# PROPERTY PHOTOS

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