

INDUSTRIAL FOR LEASE

Available SF: **11,853**
Total Bldg SF: **11,853**

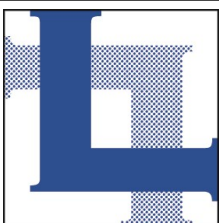


Address: **1411 & 1417 Railroad Street, Glendale, CA 91204**
Cross Street(s): **Gardena Ave. & Central Ave.**

High Image English Tudor Design Building
Building and property have been completely refurbished inside & outside
Dedicated 10 Gig Fiber Optic Connection, 100% Air Conditioned & Heated
Polished concrete floors, all mezzanine offices have windows
One (1) block to Glendale's Transportation Center

Lease Rate/SF: \$1.65 NNN	Lease Rate/Month: \$19,557.45 + NNN	Taxes/Year: \$41,026.33 2023/2024
Lease Type: Triple Net	Terms: 5 years	Projected NNN/SF: \$.35 (\$4,148.35)*
Available SF: 11,853	Roof Type: Lam	Minimum SF: 11,853
Year Built: 1991	Construction Type: Concrete Block	Parking.: 22
Zoning: IMU-R	Lot Size SF: 20,205	Office SF/#: 3,414 / 10
Grd Lvl Drs / Dim: (2) 11'10" x 13'10"	Dock High /Dim: -0-	Office Air/Heat: Yes/Yes
Sprinklered: Yes	Clear Height: 18'5" (at rear is 21')	Restrooms: 4
Lighting: LED	Special Features: Free standing	Power: Amps 800 Volts 120/208 Ø Wire 4
Listing Agent: Paul P. Locker, CCIM SIOR, PMC		FTCF: CB250N000S000

Notes: * Net charges include real property taxes, building insurance, gardener, HVAC preventative service and annual fire sprinkler certification.



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PROVIDING SERVICE WITH EXPERTISE

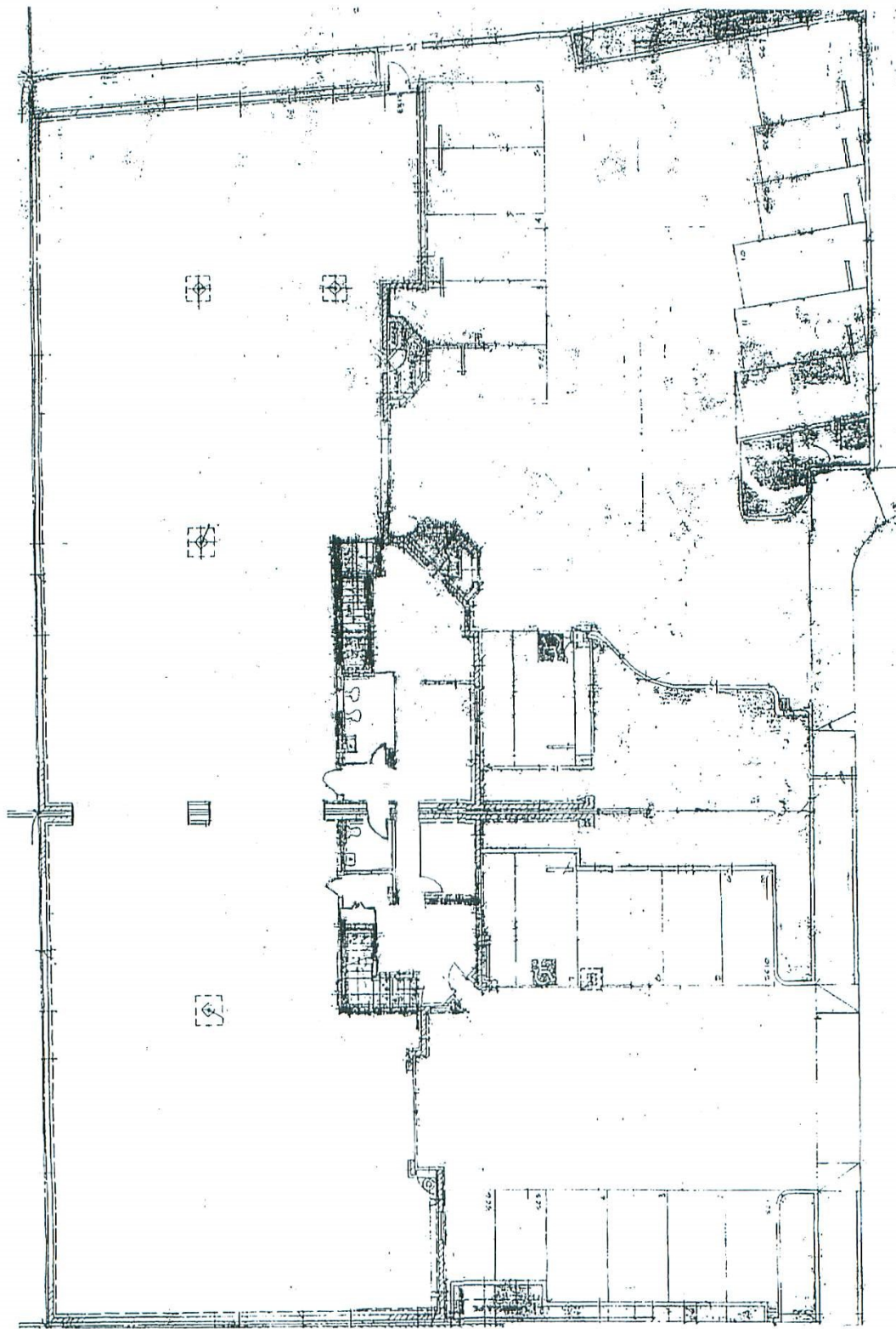
601 E. GLENDALE BLVD., SUITE 200, GLENDALE, CA 91207-1736





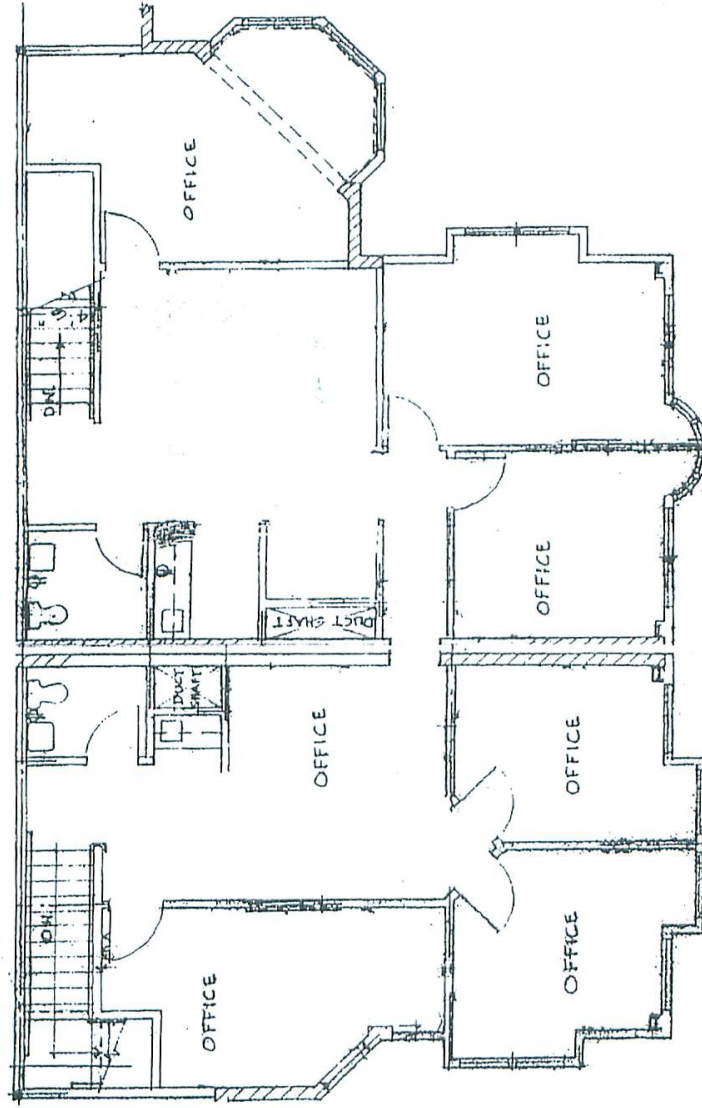






First Floor Plan & Parking Lot
1411 & 1417 RAILROAD STREET, GLENDALE, CA 91204

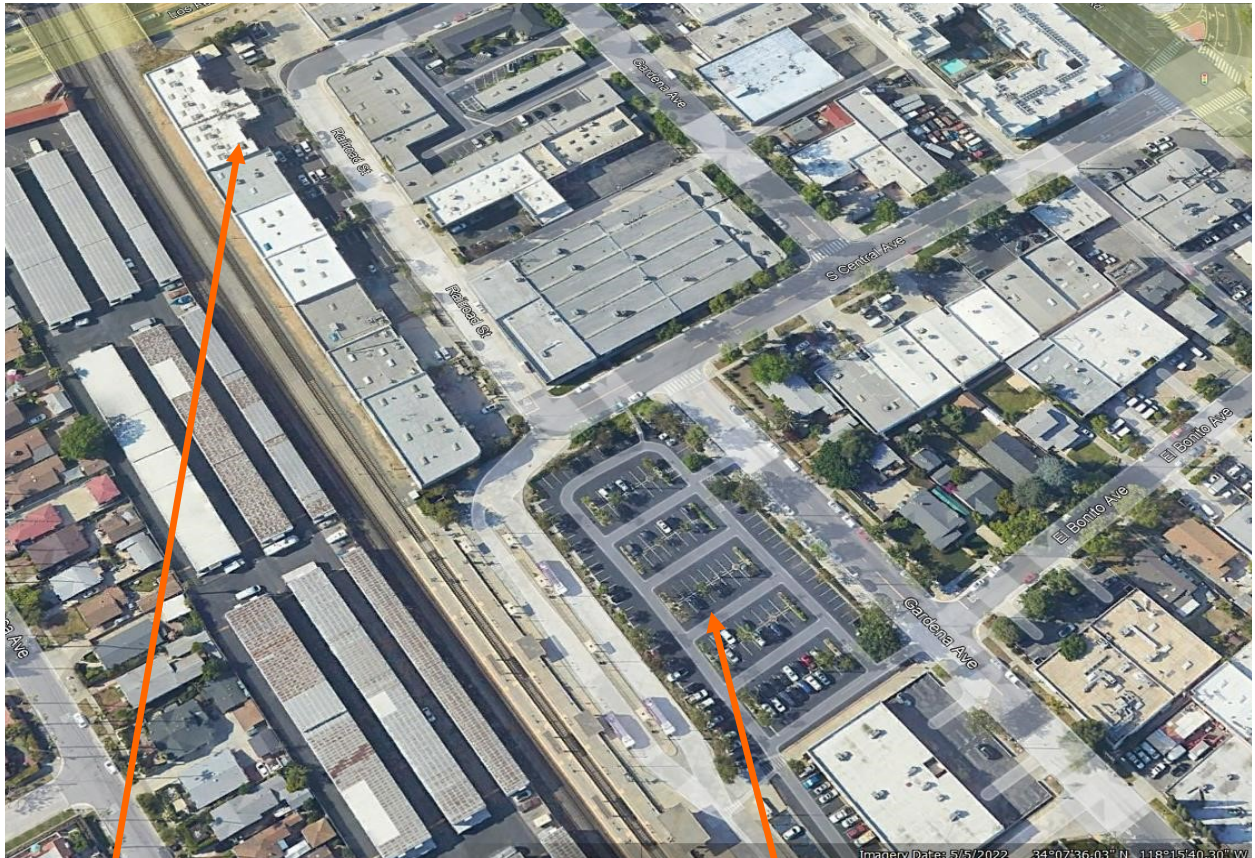
Drawing may be not too scale and may not represent exact configuration



Second Floor Plan

1411 & 1417 RAILROAD STREET, GLENDALE, CA 91204

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1411 & 1417 Railroad Street, Glendale

Glendale Transportation Center