

INDUSTRIAL FOR LEASE

Available SF:
Total Bldg SF:

11,853
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**

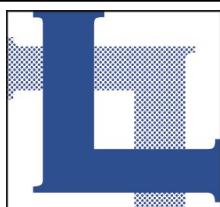
Power: Amps **800** Volts **120/208** Ø
Wire **4**

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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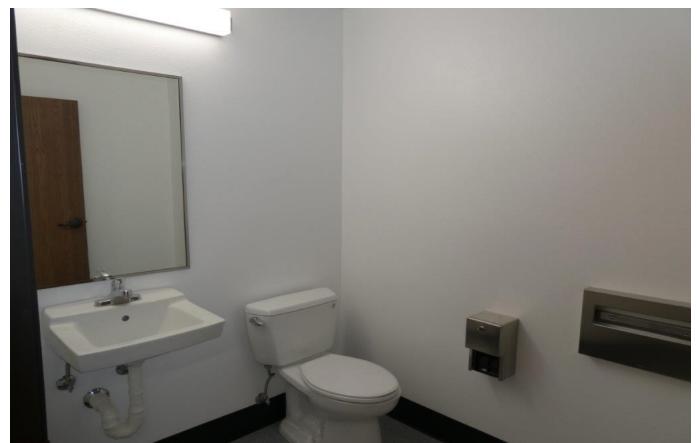
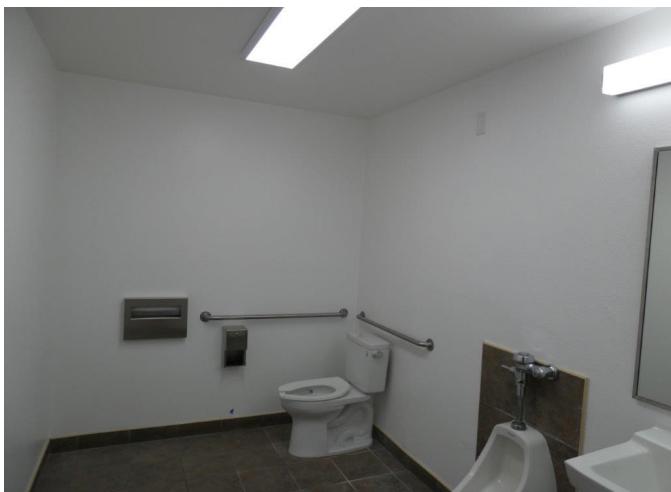
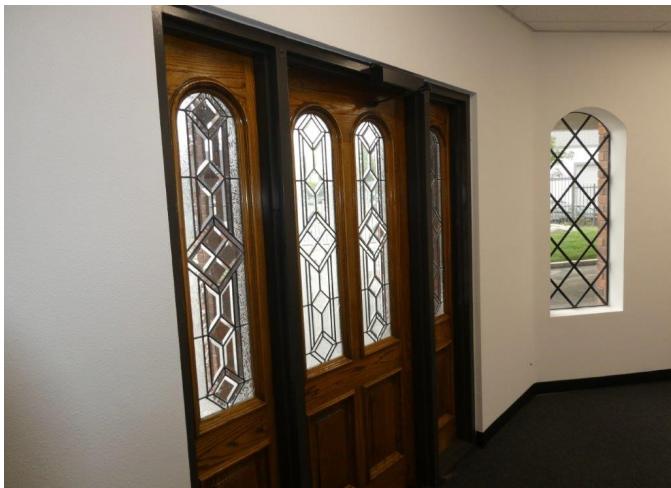


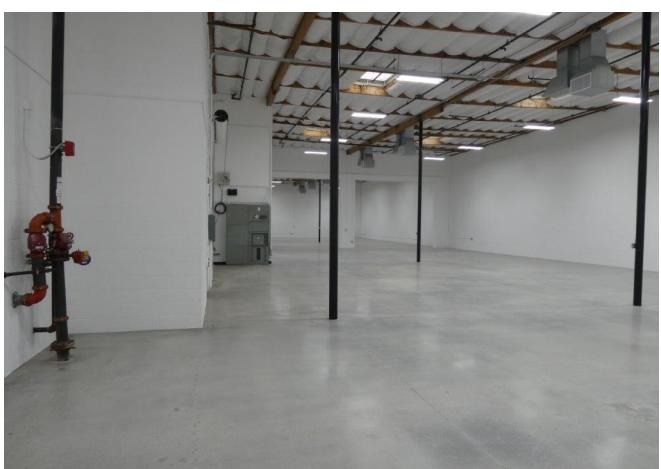
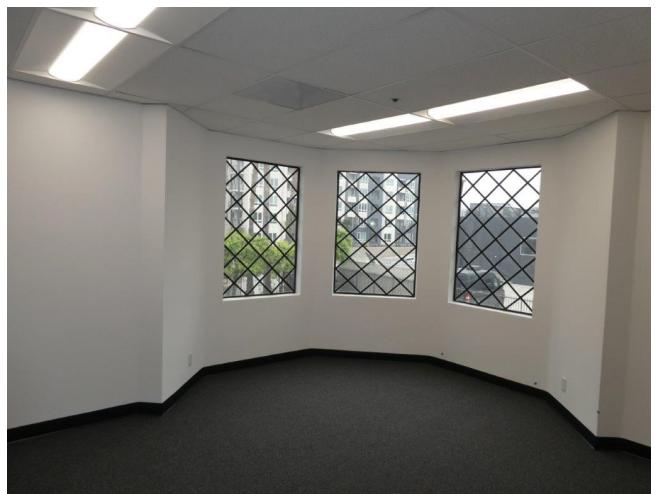
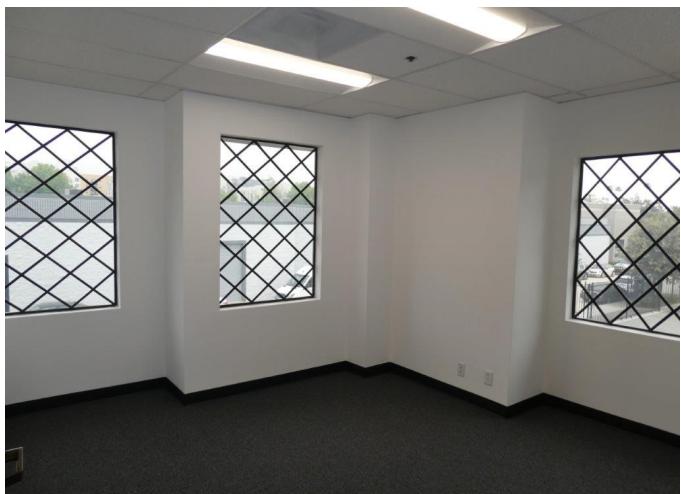
DRE Lic. # 01220314

PROVIDING SERVICE WITH EXPERTISE

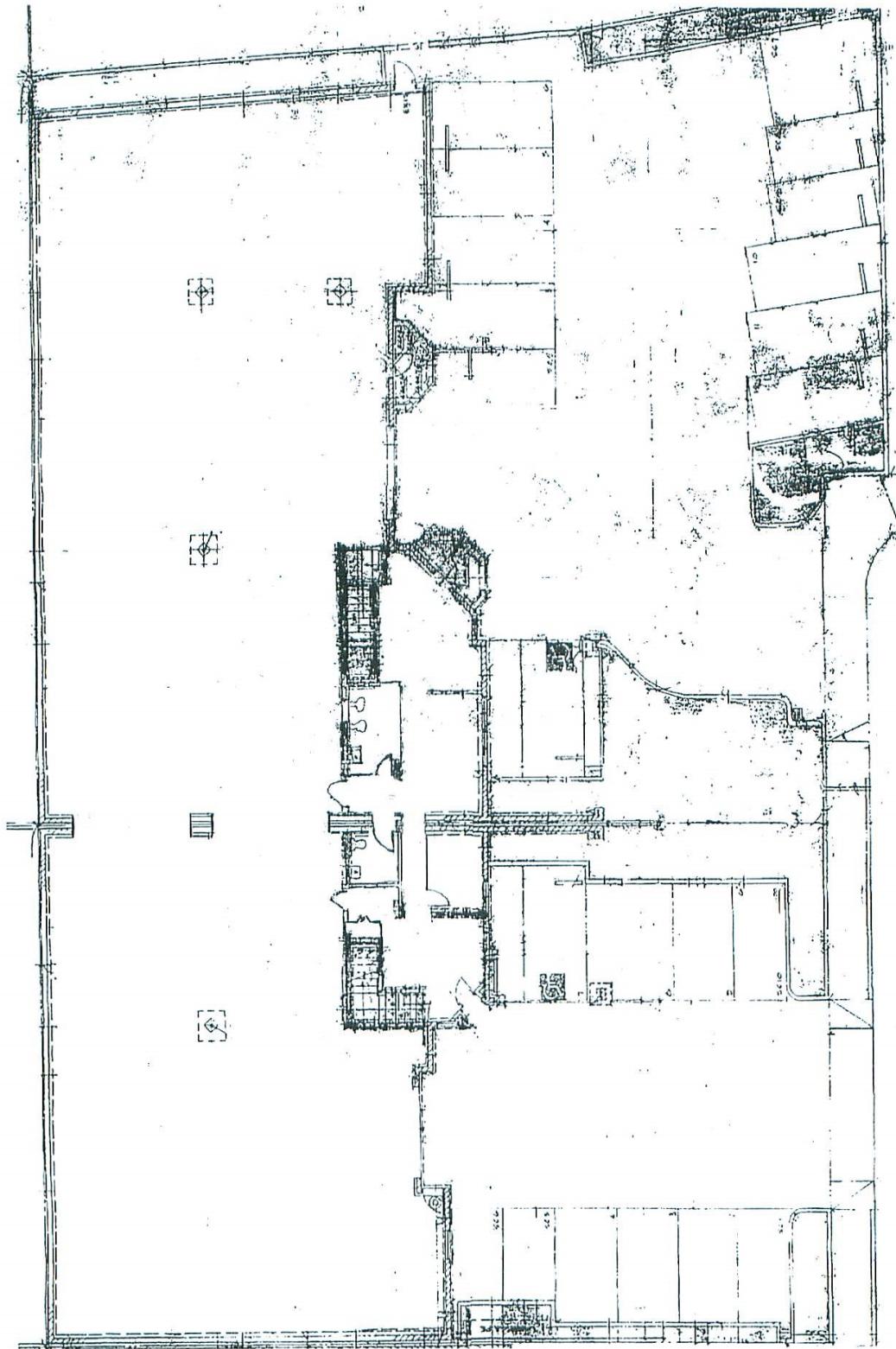
601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736





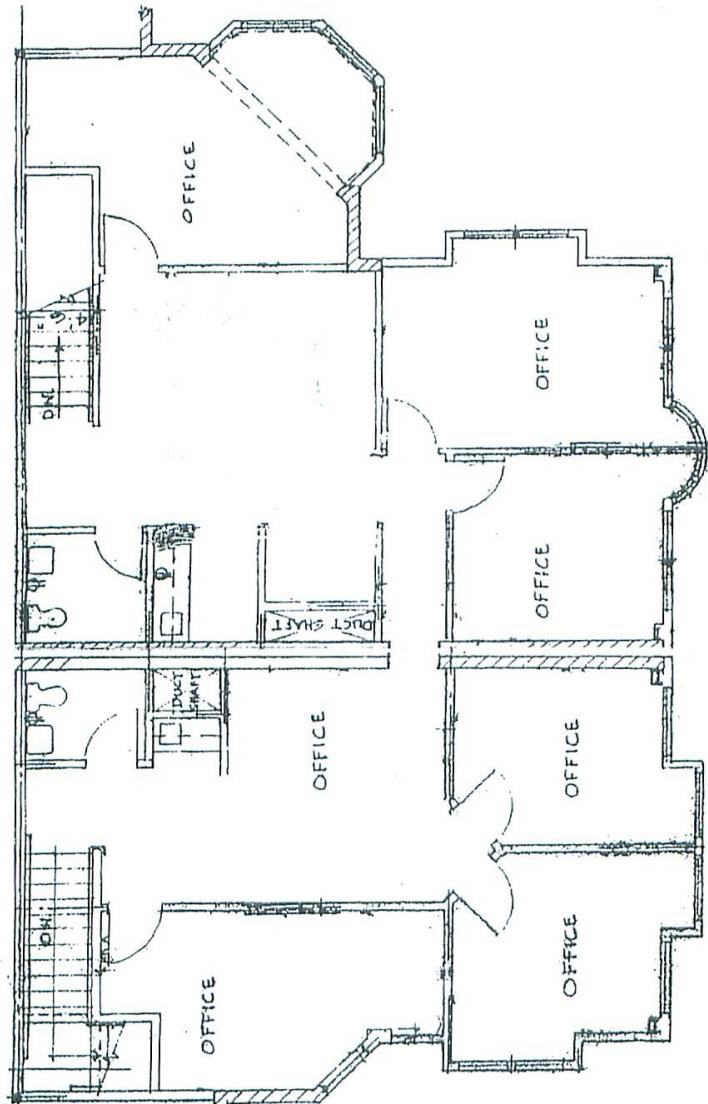






First Floor Plan & Parking Lot
1411 & 1417 RAILROAD STREET, GLENDALE, CA 91204

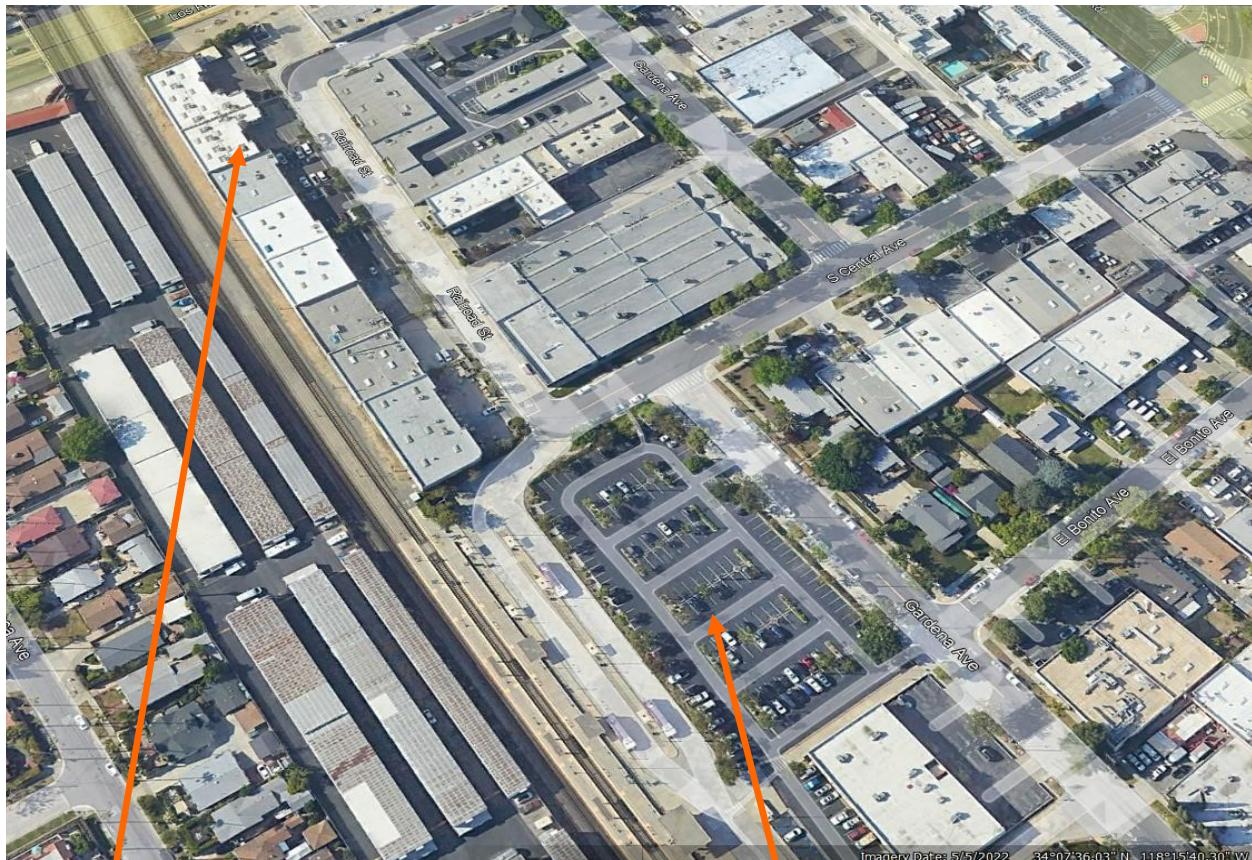
Drawing may be not too scale and may not represent exact configuration



Second Floor Plan

1411 & 1417 RAILROAD STREET, GLENDALE, CA 91204

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



1411 & 1417 Railroad Street, Glendale

Glendale Transportation Center