



OFFERING MEMORANDUM

Two-Buildings Industrial Portfolio

604 & 608 Ruberta
Ave, Glendale, CA
91201

EXCLUSIVE LISTING BY:

MIG | **COMMERCIAL
REAL ESTATE**
SERVICES, INC

Edgar Matevosian
Agent
DRE 02208499
747.321.3575
Edgar@migcres.com

OFFER MEMORANDUM

IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by MIG Commercial Real Estate Services for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of MIG Commercial Real Estate Services.

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. MIG Commercial Real Estate Services and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.





PROPERTY OVERVIEW

OFFERING MEMORANDUM

PROPERTY OVERVIEW

MIG Commercial presents the Ruberta Industrial Portfolio.

The Ruberta Industrial Portfolio consists of two adjacent industrial buildings totaling $\pm 11,379$ SF on $\pm 20,405$ SF of land. Located in Glendale's highly desirable industrial corridor, the properties offer a rare opportunity for owner-users, investors, or tenants seeking functional warehouse and manufacturing space. The portfolio includes 604 Ruberta Ave ($\pm 8,519$ SF) and 608 Ruberta Ave ($\pm 2,860$ SF), which can be operated together or individually depending on user needs. With IND zoning, ample yard space, and strong accessibility to major freeways, the Ruberta Portfolio provides exceptional long-term value and flexibility.

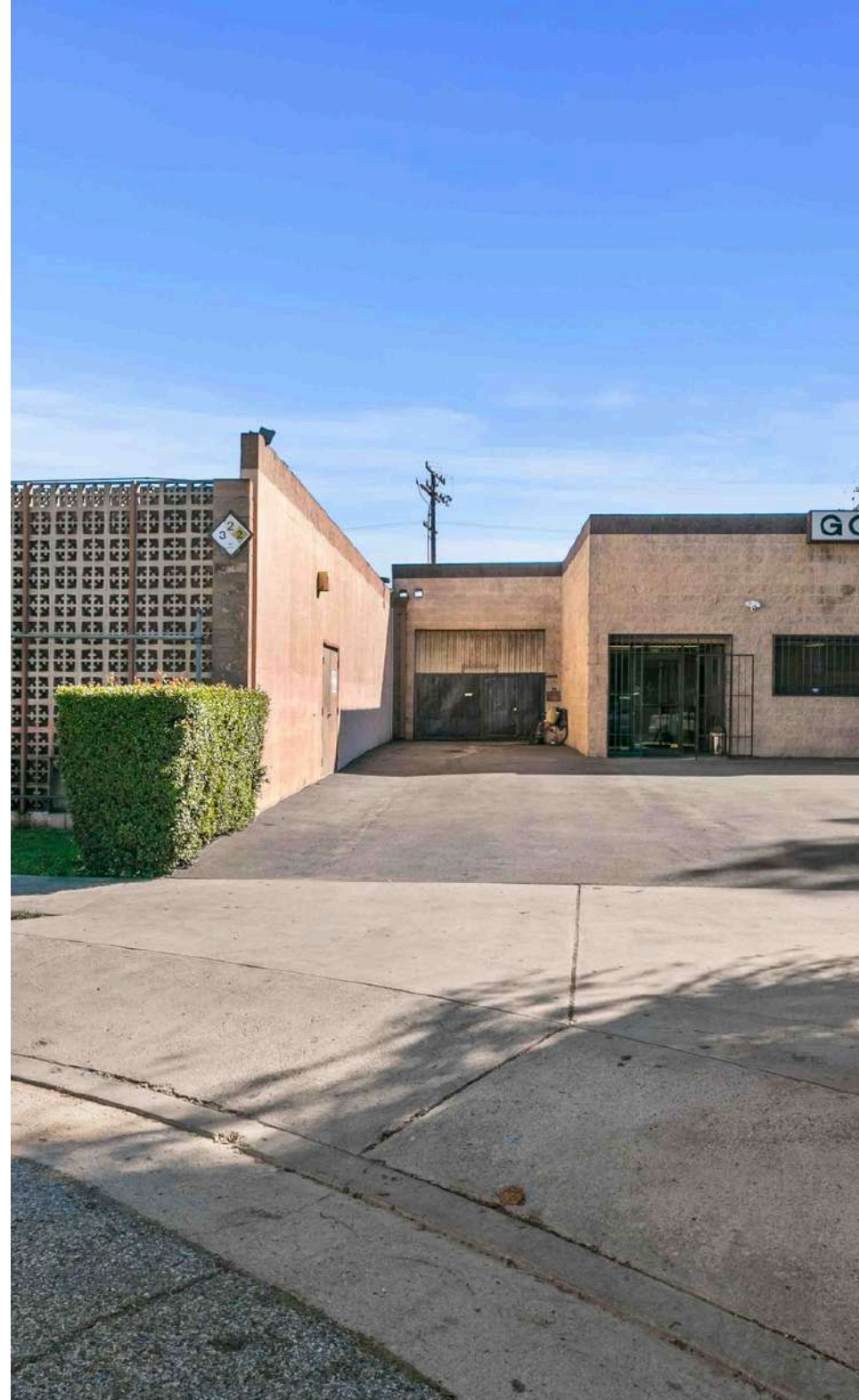
Combined Portfolio Totals

- **Total Building Size:** $\pm 11,379$ SF
- **Total Land Size:** $\pm 20,405$ SF
- **Year Built Range:** 1960–1980
- **APNs:** 5627-010-028 & 5627-010-013

Two adjacent industrial buildings sold together

- **Total Building Area:** $\pm 11,379$ SF
- 604 Ruberta $\rightarrow \pm 8,519$ SF
- 608 Ruberta $\rightarrow \pm 2,860$ SF
- **Total Land Area:** $\pm 20,405$ SF
- 604 Ruberta Lot $\rightarrow \pm 12,129$ SF
- 608 Ruberta Lot $\rightarrow \pm 8,276$ SF

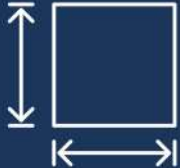
Zoning: IND (Industrial District)





OFFERING MEMORANDUM

PROPERTY CHARACTERISTICS



11,379 SF AVAILABLE



LIGHT
MANUFACTURING



HVAC OFFICES



3 PHASE



4 Roll Up
Doors



FOR SALE



I-134 &
I-5



PARKING SPACES

ADDITIONAL DETAILS:

- ✓ Heavy Power -
- ✓ Near I-5 & I-134 Freeways
- ✓ Fire- Sprinklered Warehouse & offices
- ✓ Ground level loading
- ✓ Natural Light
- ✓ Surrounded by established industrial users



OFFERING MEMORANDUM

EXECUTIVE SUMMARY

MIG Commercial is pleased to present the Ruberta Industrial Portfolio, a rare opportunity to acquire two adjacent freestanding industrial buildings totaling $\pm 11,379$ square feet on $\pm 20,405$ square feet of land in Glendale, California. The properties, located at 604 and 608 Ruberta Avenue, offer flexible configurations for owner-users, investors seeking functional warehouse and manufacturing space. With IND zoning, strong accessibility to major freeways, and a highly supply-constrained submarket, this portfolio provides exceptional long-term value.

The portfolio consists of an $\pm 8,519$ SF building constructed in 1980 and an $\pm 2,860$ SF building constructed in 1960. Both parcels are contiguous, allowing the buyer to utilize them together or separately, depending on operational needs. Offered at \$5,000,000 (\$439/SF), the Ruberta Industrial Portfolio represents a rare chance to secure well-located industrial real estate in one of Glendale's most desirable industrial corridors.

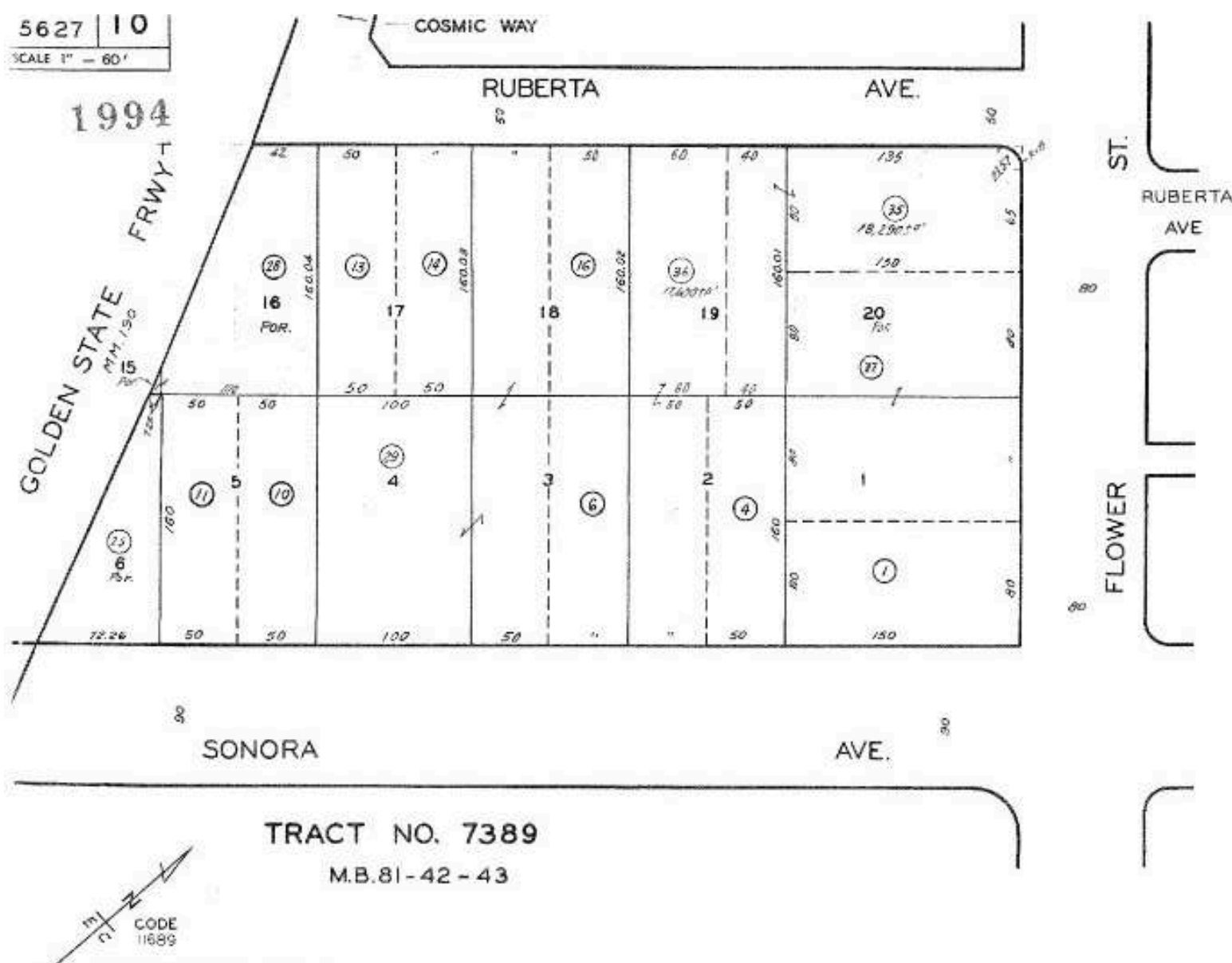


MAPS & ZONING



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

1-17-66
6-15-55
6-21-55
11-24-54
1-18-60
4-17-63
6/28/24/308
830615 20 000 001
530435
11-28-00000017-44
52-000000027154



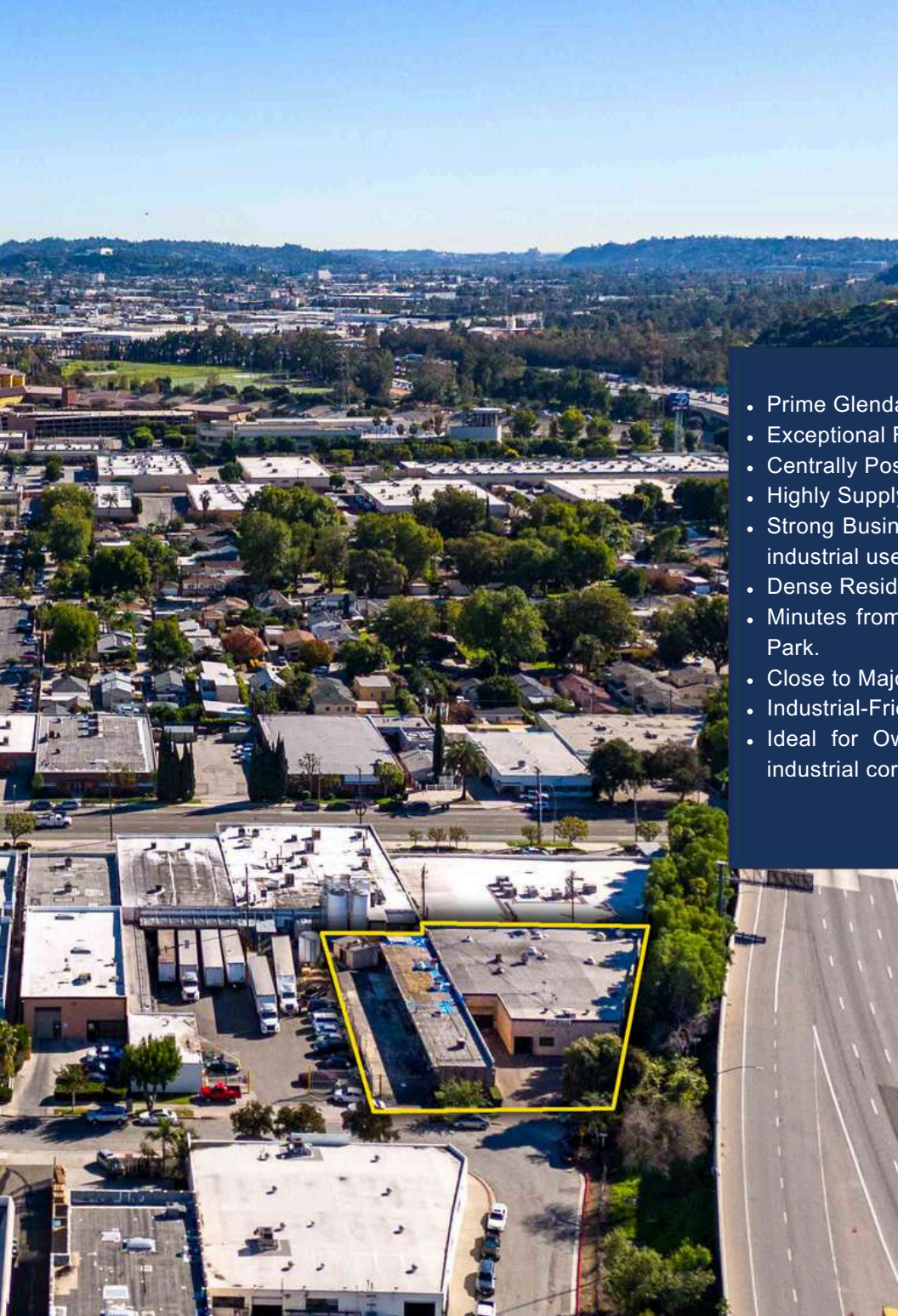
FLOOR PLAN



OFFER MEMORANDUM

ZONING MAP





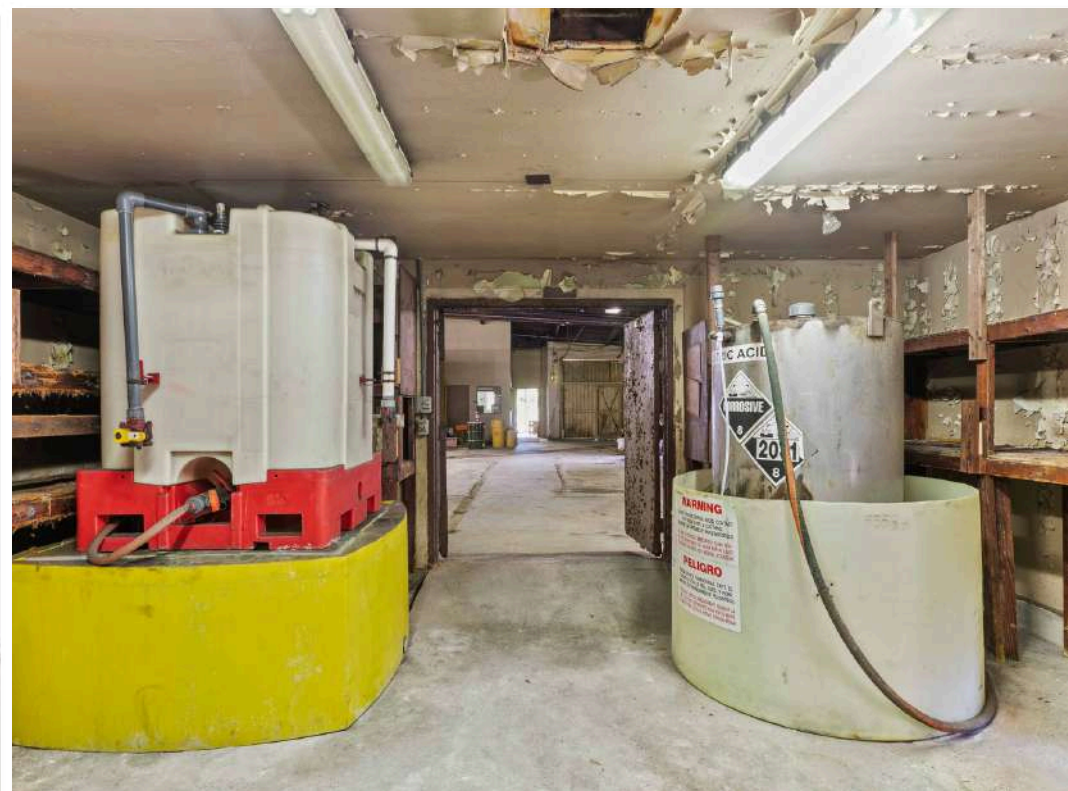
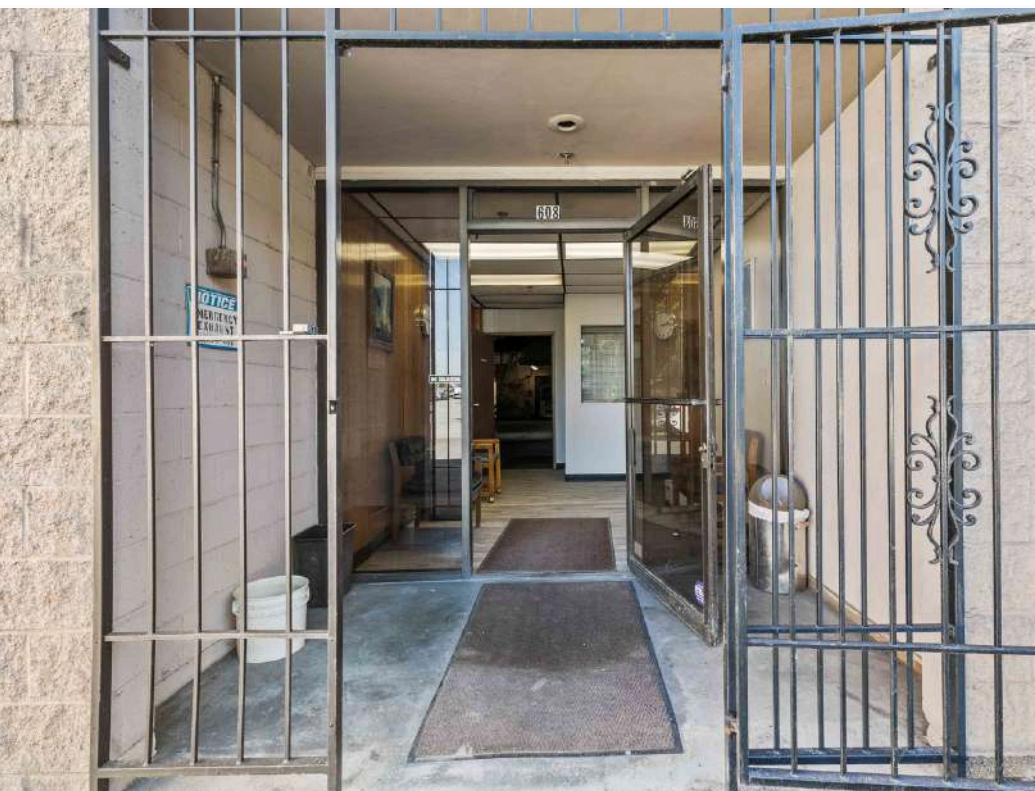
OFFERING MEMORANDUM

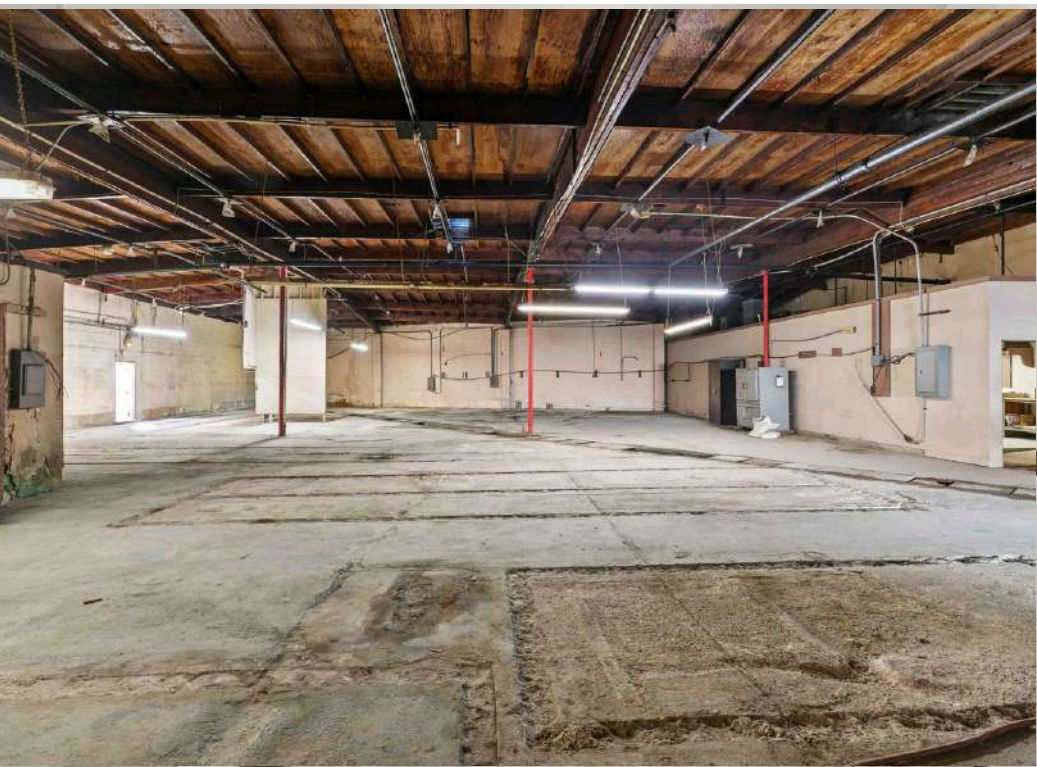
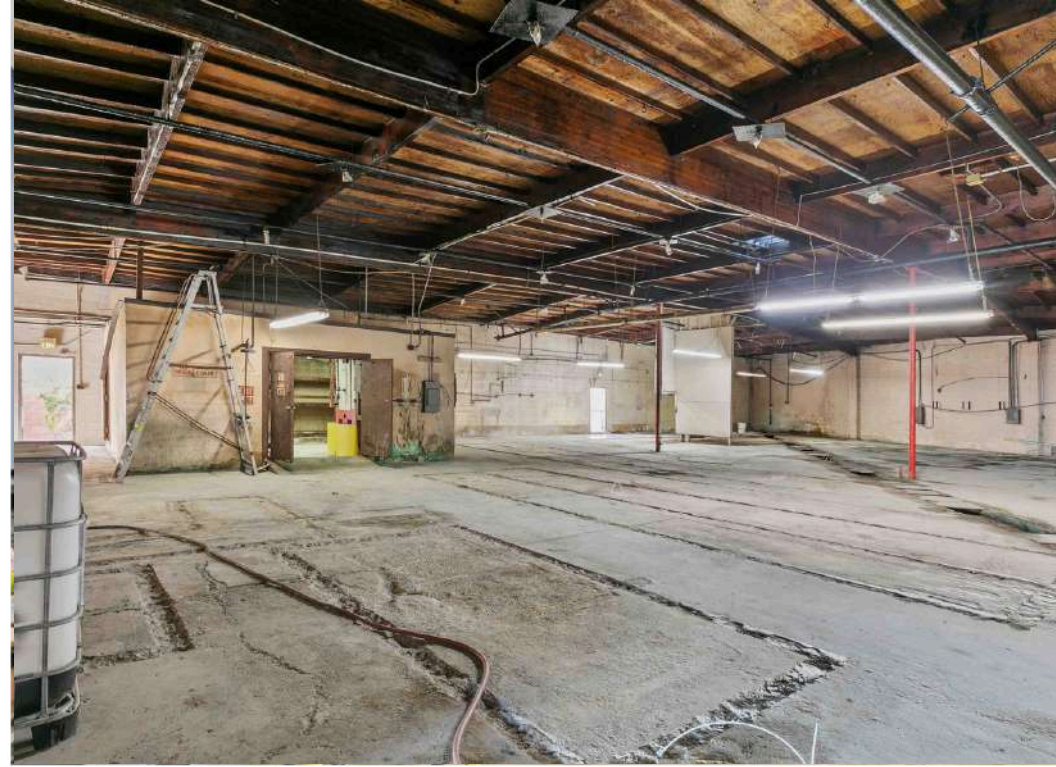
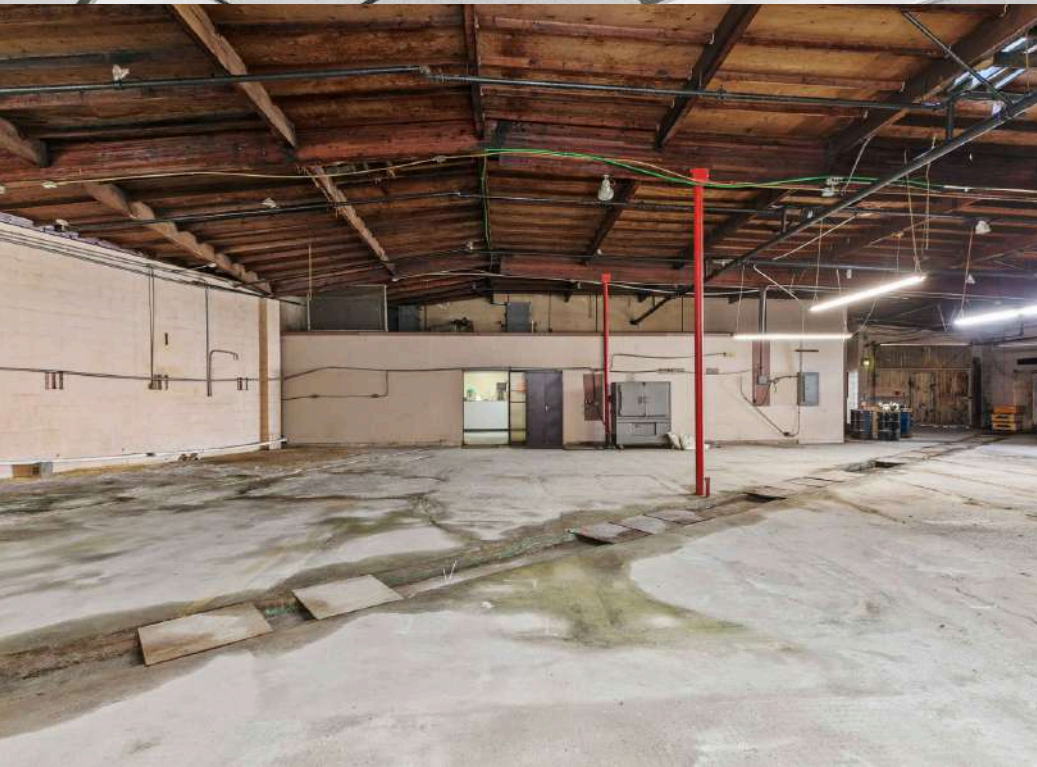
AREA HIGHLIGHTS

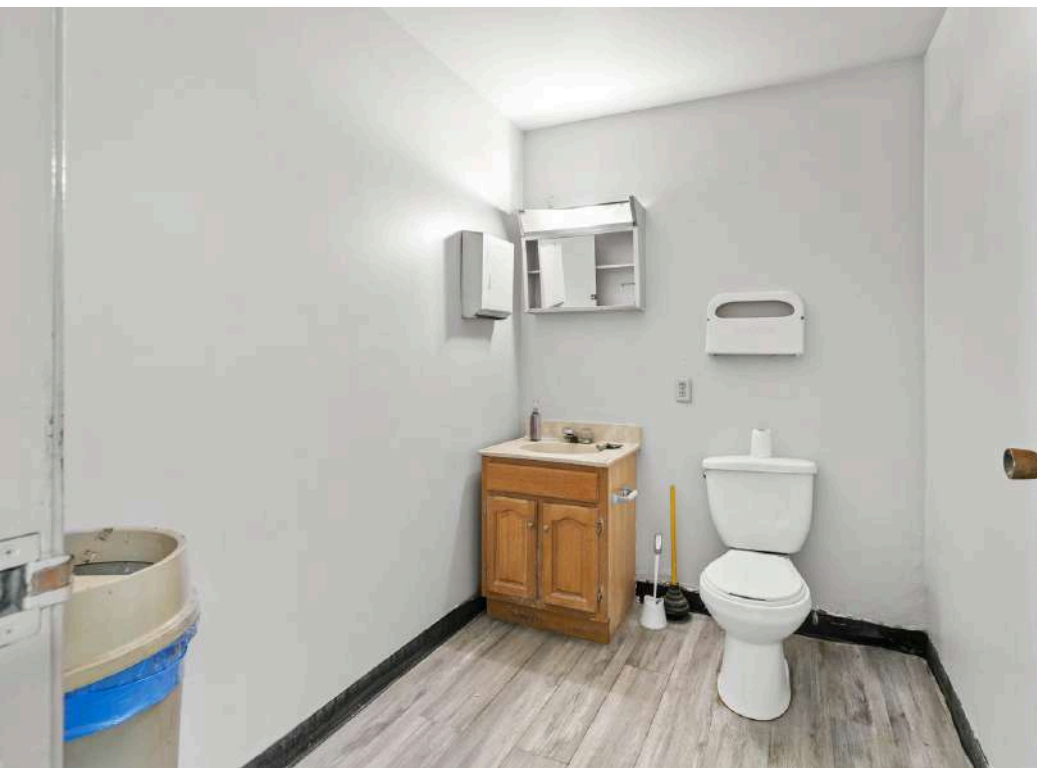
- Prime Glendale Industrial Location situated directly off the 5 Freeway.
- Exceptional Freeway Access with quick connectivity to the 134, 2, and 210 Freeways.
- Centrally Positioned in the Tri-Cities Region (Glendale, Burbank, Pasadena).
- Highly Supply-Constrained Industrial Market with minimal available inventory.
- Strong Business Environment surrounded by manufacturing, distribution, auto service, and light industrial users.
- Dense Residential Neighborhoods Nearby offering a strong local workforce.
- Minutes from Key Destinations including Downtown Glendale, Downtown Burbank, and Griffith Park.
- Close to Major Retail & Service Amenities along San Fernando Rd, Brand Blvd, and Pacific Ave.
- Industrial-Friendly Infrastructure with wide streets, commercial zoning, and strong utility access.
- Ideal for Owner-User or Investment due to long-term stability and demand in Glendale's industrial corridor.

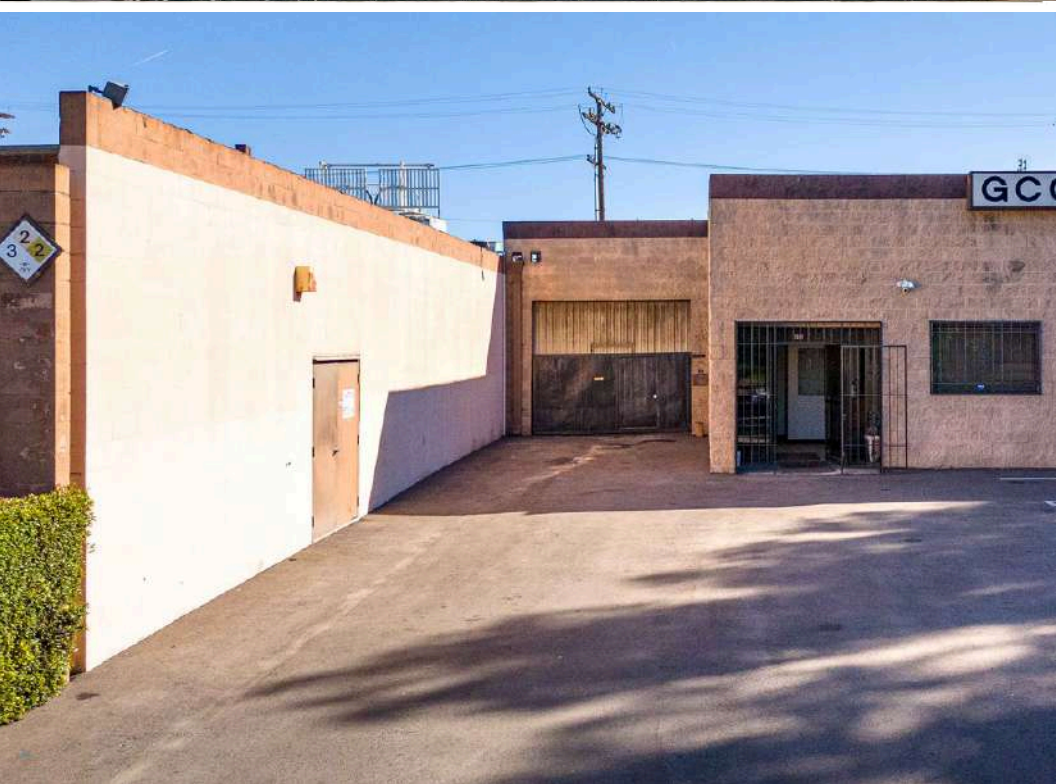


PHOTOS









CONFIDENTIALITY & DISCLAIMER

MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of CA License No. 02211621. Info contained herein deemed reliable but not guaranteed.

All materials and information received or derived from MIG Commercial Real Estate Services, Inc its directors, officers, agents, advisors, a liates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither MIG Commercial Real Estate Services, Inc its directors, officers, agents, advisors, or a liates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. MIG Commercial Real Estate Services, Inc will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. MIG Commercial Real Estate Services, Inc makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. MIG Commercial Real Estate Services, Inc does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MIG Commercial Real Estate Services, Inc in compliance with all applicable fair housing and equal opportunity laws.