



OFFERING MEMORANDUM

Two-Buildings Industrial Portfolio

604 & 608 Ruberta
Ave, Glendale, CA
91201

EXCLUSIVE LISTING BY:

MIG | COMMERCIAL
REAL ESTATE
SERVICES, INC

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OFFER MEMORANDUM

IMPORTANT DISCLOSURES

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PROPERTY OVERVIEW

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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

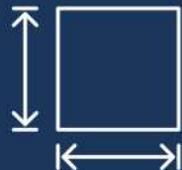
Zoning: IND (Industrial District)





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PROPERTY CHARACTERISTICS



11,379 SF AVAILABLE



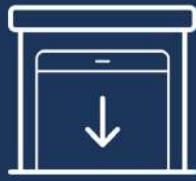
LIGHT
MANUFACTURING



HVAC OFFICES



3 PHASE



4 Roll Up
Doors



FOR SALE

ADDITIONAL DETAILS:

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



I-134 &
I-5



PARKING SPACES



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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.



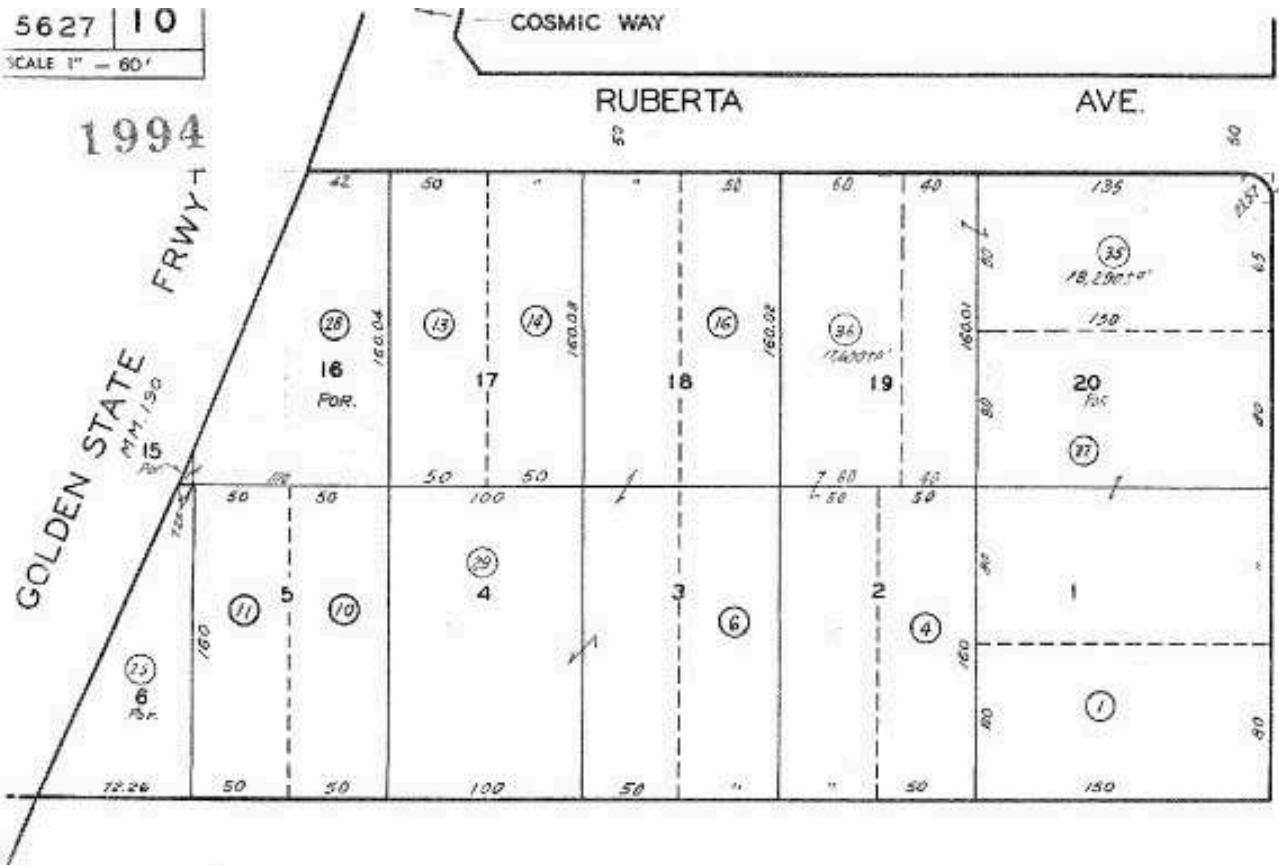
MAPS & ZONING

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PARCEL MAP

5627 10
SCALE 1" - 60'

1994



TRACT NO. 7389

M.B.81-42-43

CODE
11689

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
6-15-56
6-21-55
H-24-59
1-14-60
4-17-63
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79-120000000000-02

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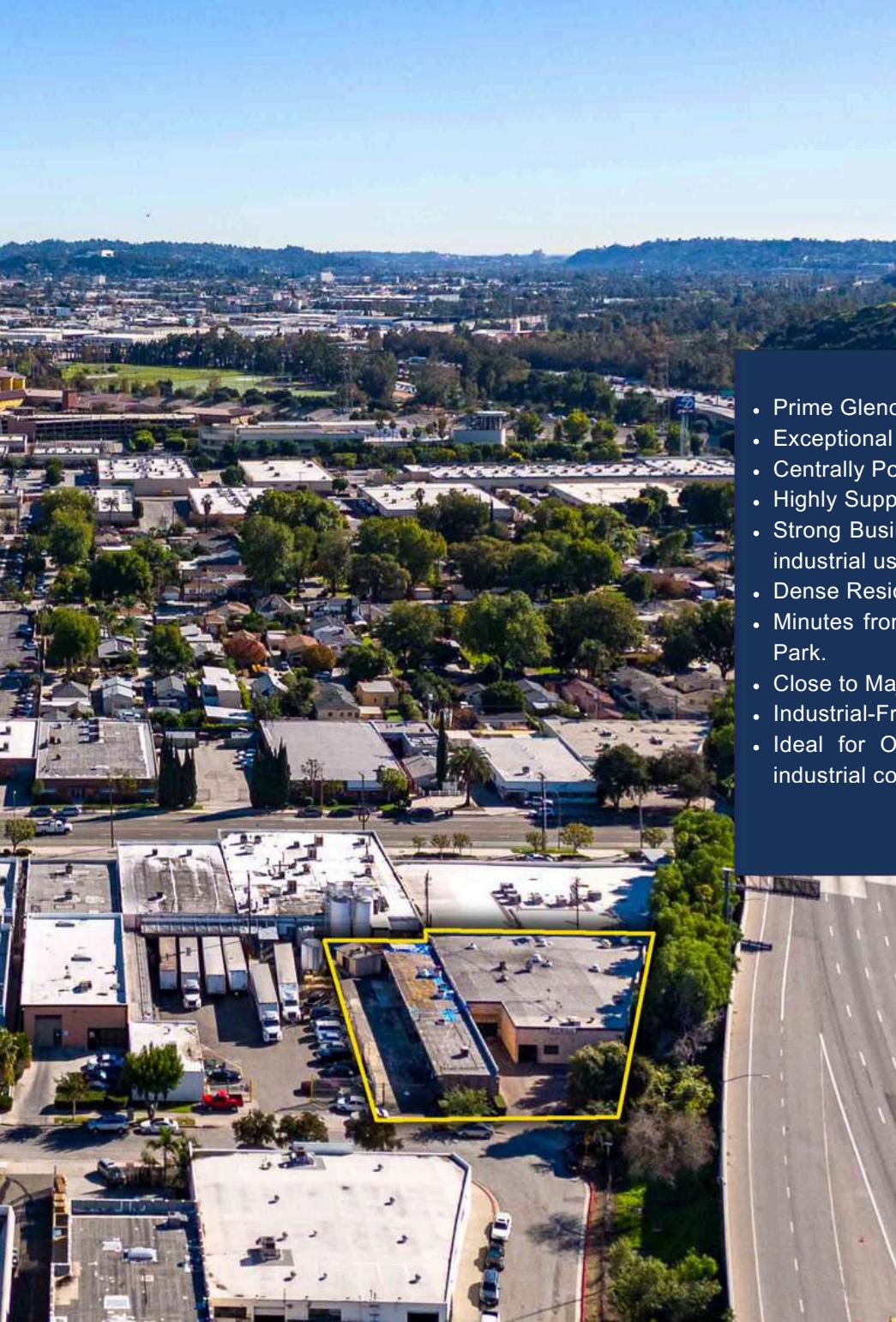
FLOOR PLAN



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ZONING MAP





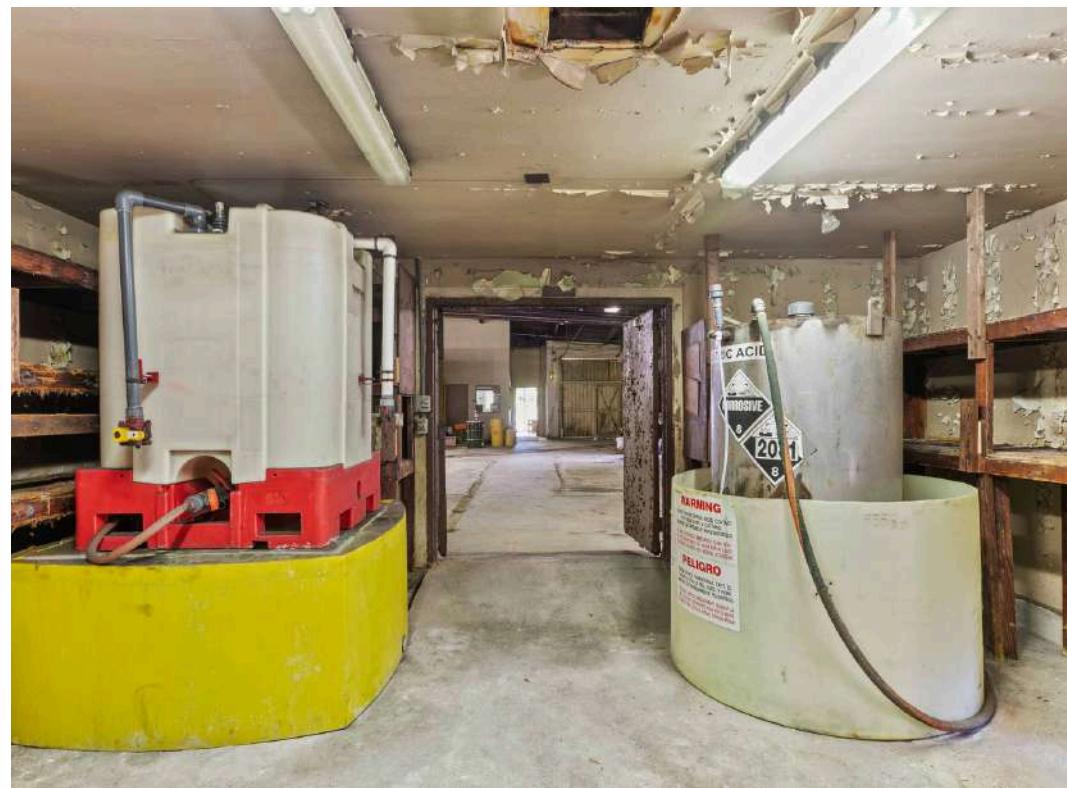
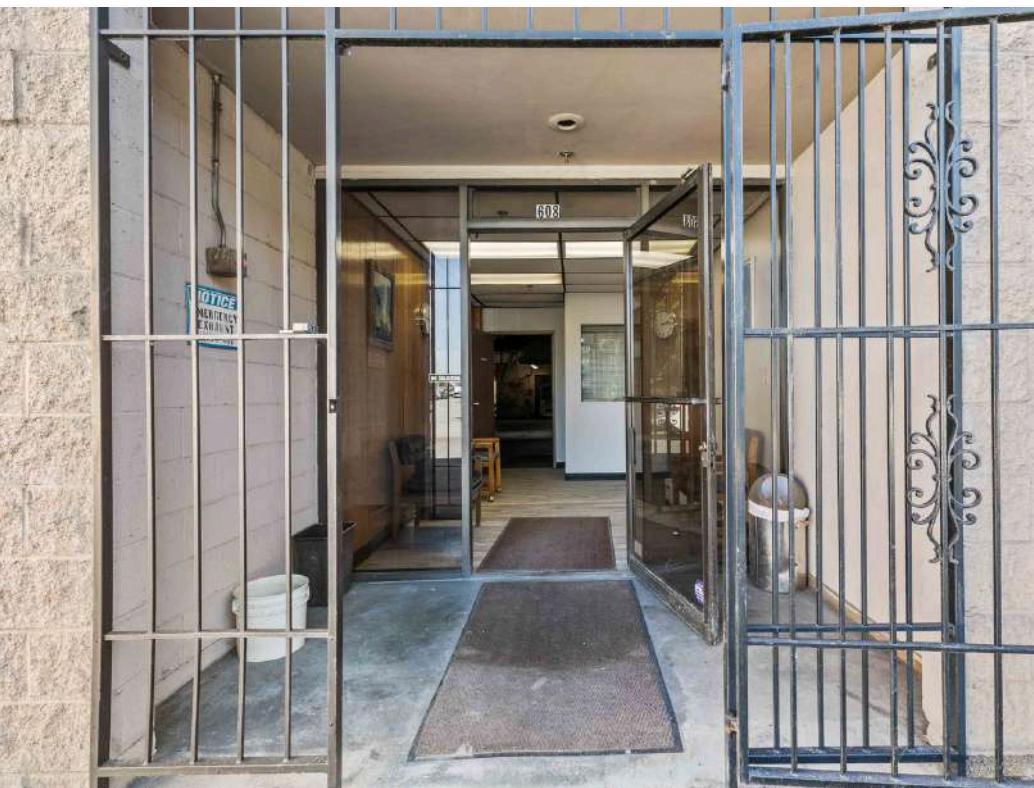
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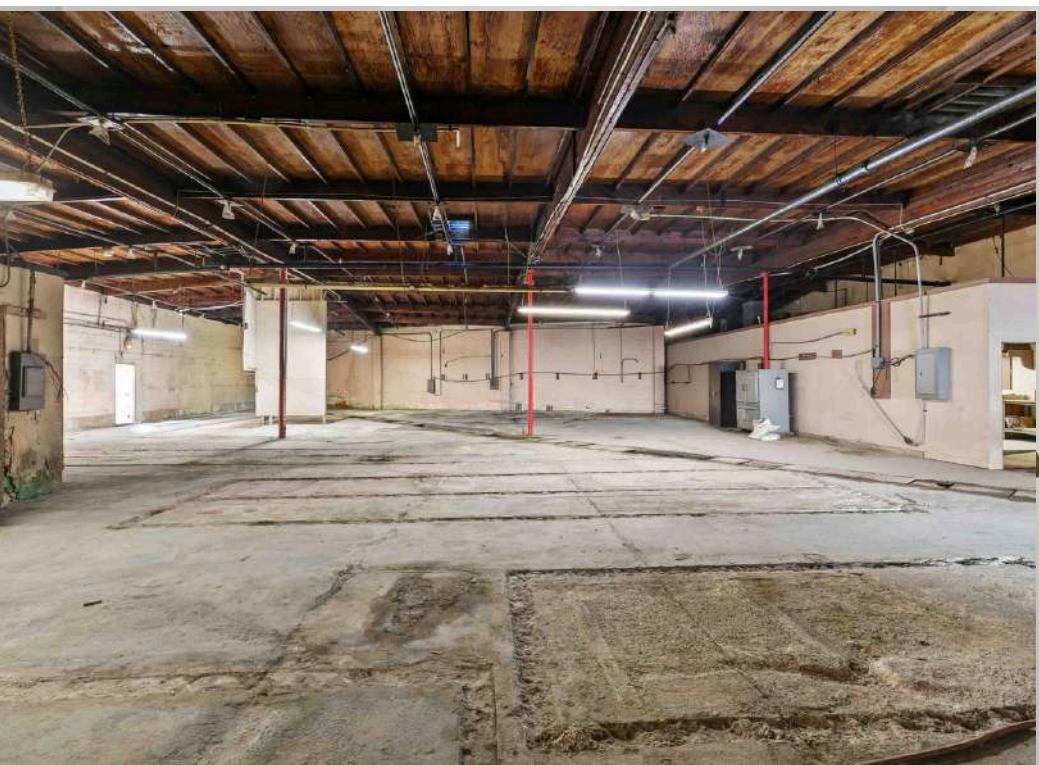
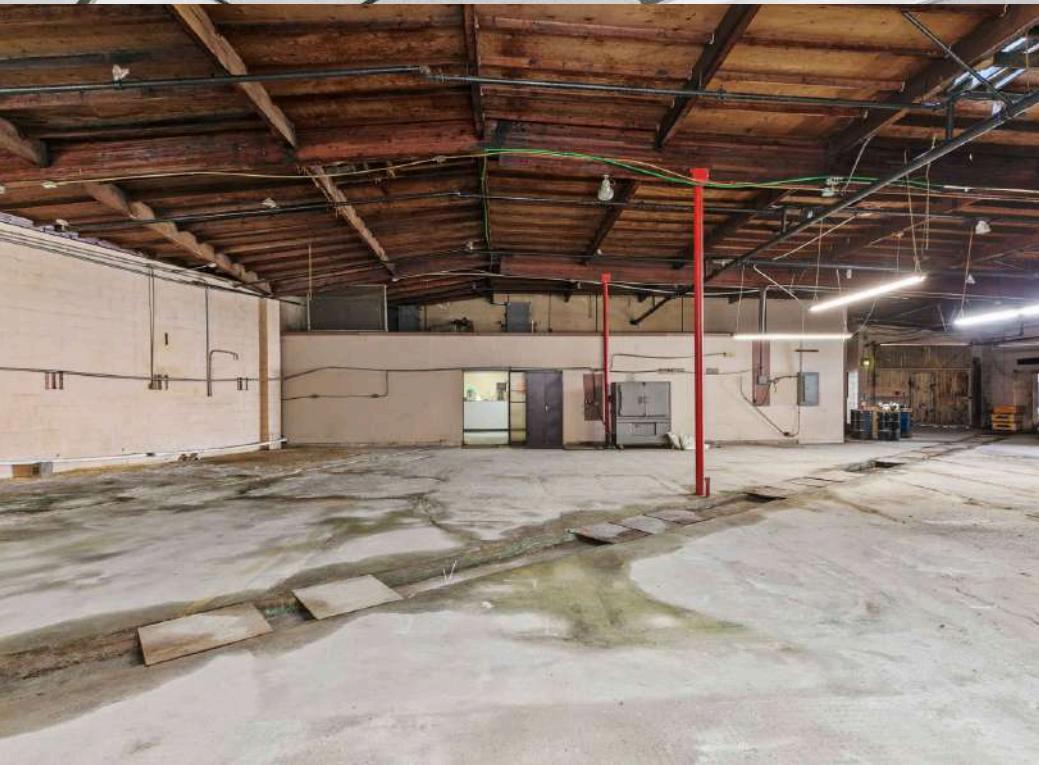
AREA HIGHLIGHTS

- 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.

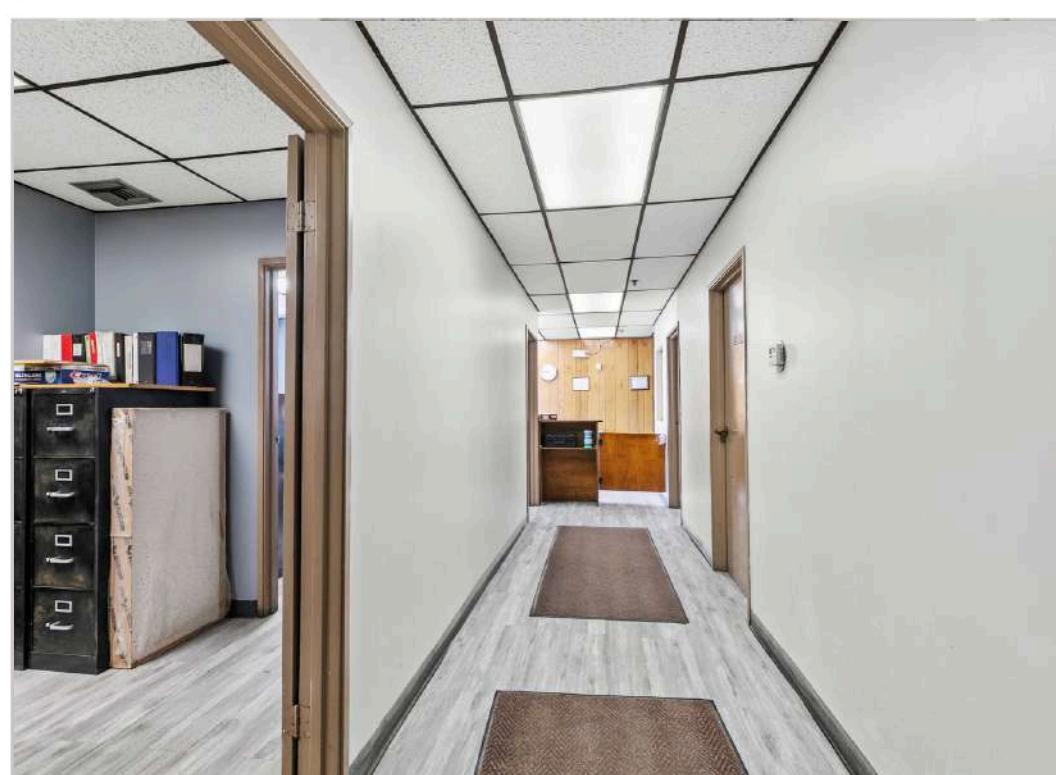
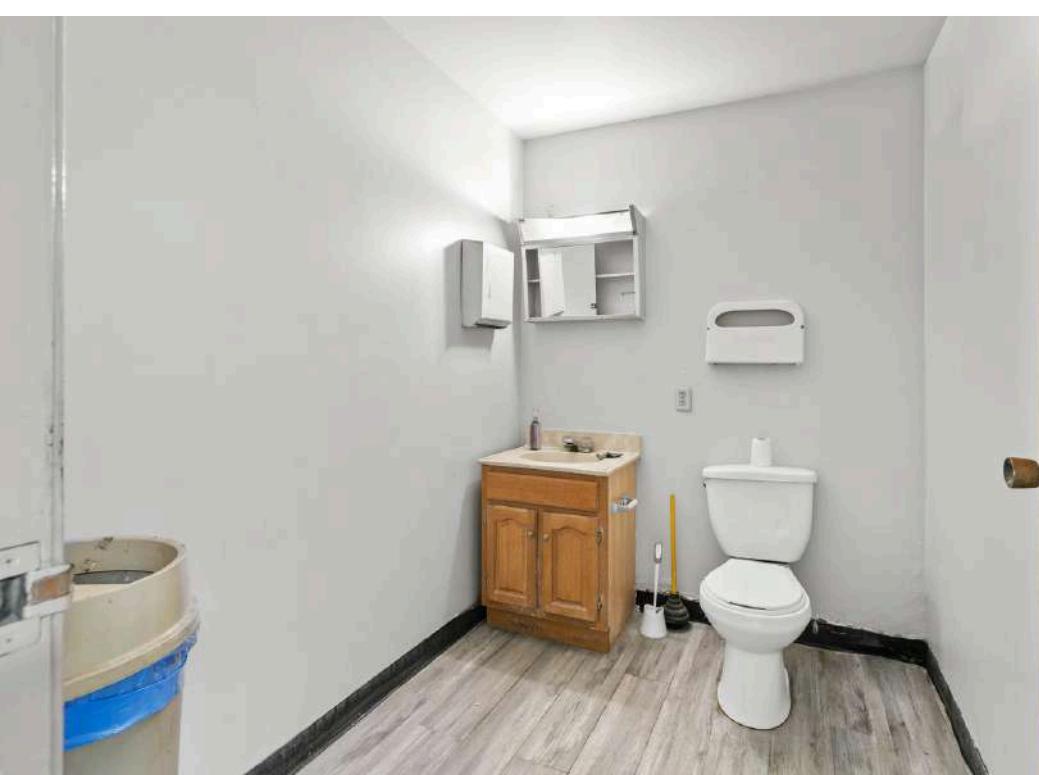


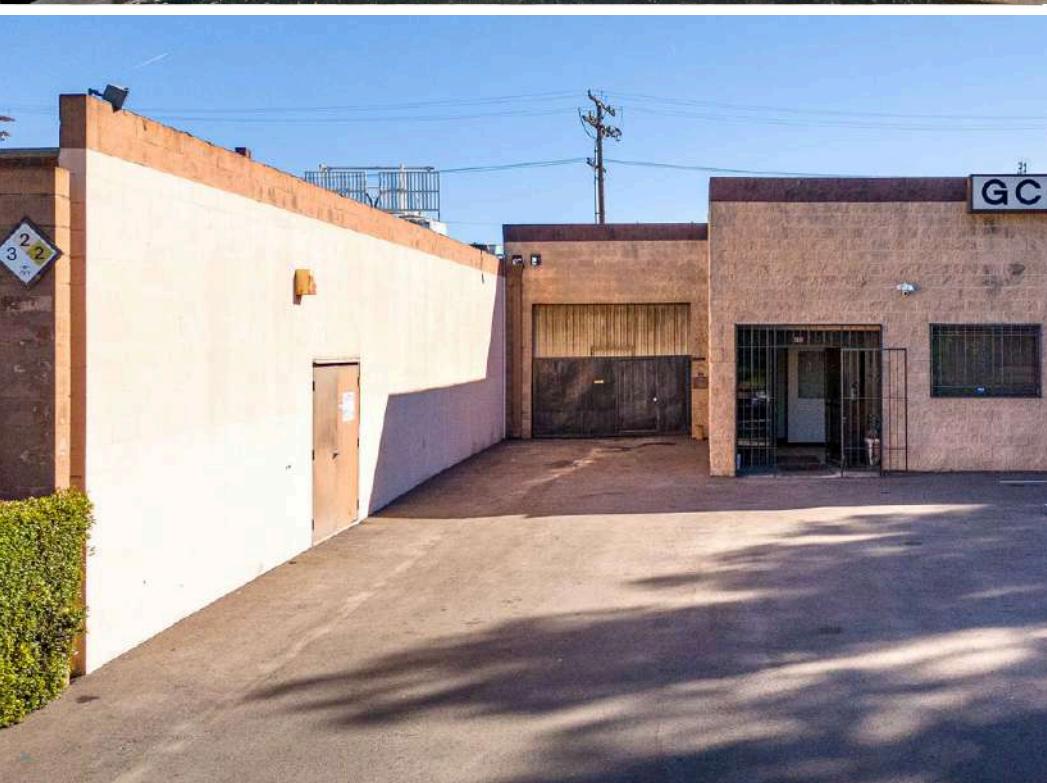
PHOTOS





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