

# INDUSTRIAL SPACE FOR LEASE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

## 4200 VERDANT STREET, UNIT A LOS ANGELES, CA 90039

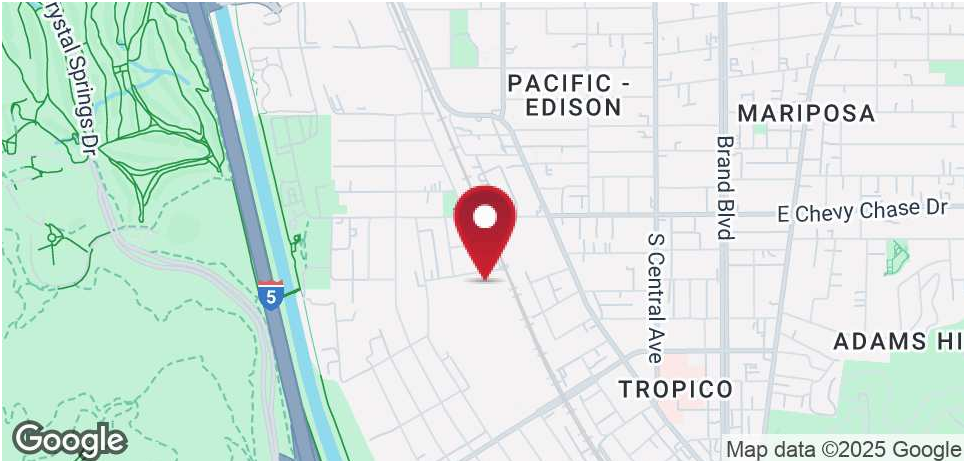
### PATRICK LONG

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SUITE 250  
GLENDALE, CA 91202  
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CALDRE #00983560

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OFFERING SUMMARY

Available Space:	7,900 SF
Warehouse Space:	5,340 SF
Office Space:	2,560 SF
Lease Rate:	\$1.52/SF/MO, MG
CAM Charges:	\$0.03/SF/MO
Term:	Negotiable
Building Size:	18,047 SF
Zoning:	[T][Q]M1-1VL-RIO
Power Description:	200 Amps, 3 Phase
Year Built:	1991

PROPERTY OVERVIEW

Clean space in multi-tenant industrial park; located in Atwater Village and adjacent to the City of Glendale; air-conditioned offices, sprinklered, 16' - 18' clear height, one (1) ground-level loading door, and two (2) restrooms; twelve (12) parking spaces allocated to this unit; fenced and paved yard; close proximity to the 5 & 2 Freeways. Call listing agent for more details or to set up a showing.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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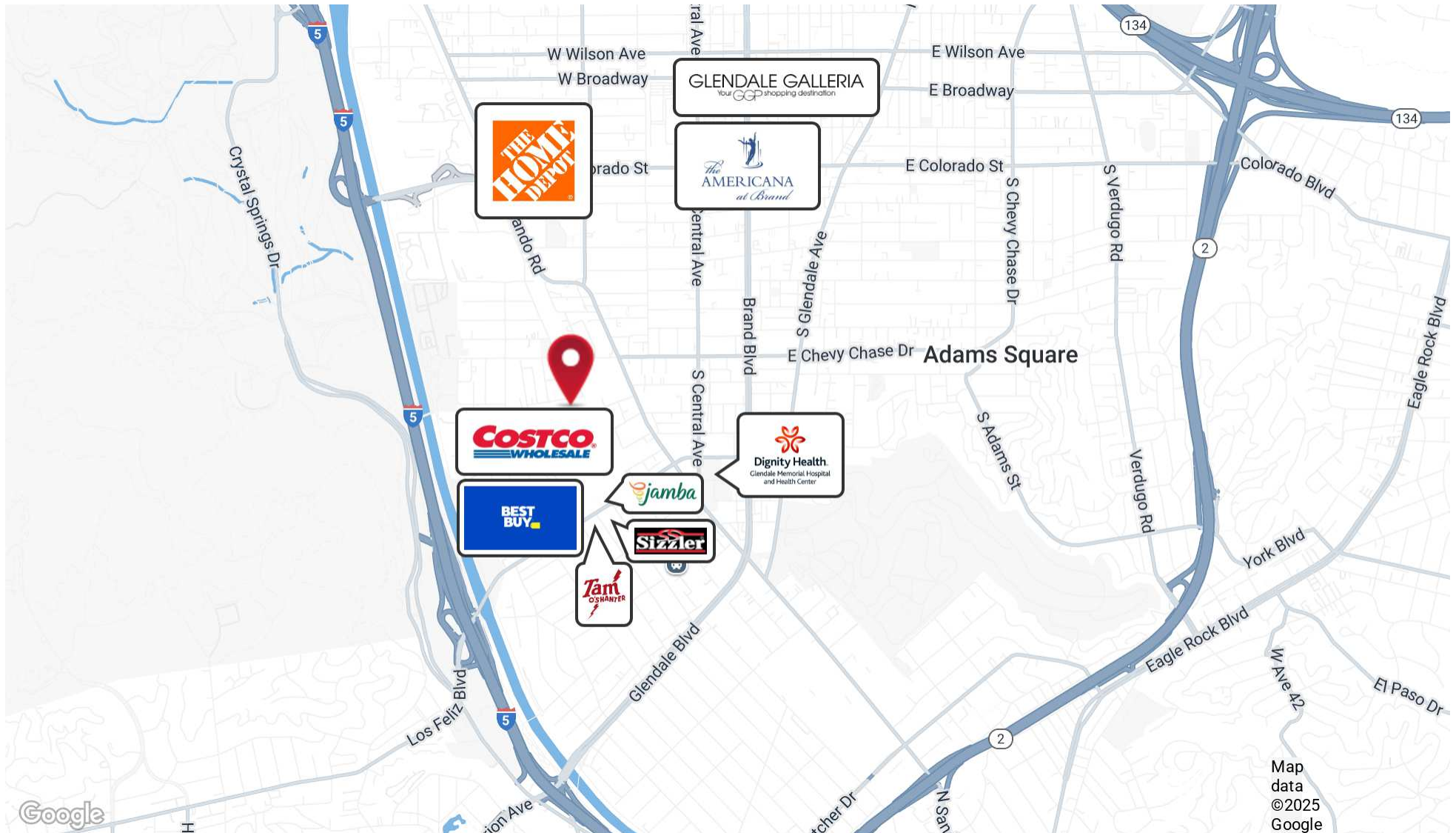
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,632	238,667	750,491
Average age	43	43	42
Average age (Male)	41	42	41
Average age (Female)	44	44	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	11,493	100,484	319,372
# of persons per HH	2.5	2.4	2.3
Average HH income	\$93,394	\$119,381	\$109,445
Average house value	\$1,016,431	\$1,111,273	\$1,134,204

\* Demographic data derived from 2020 ACS - US Census



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