

# INDUSTRIAL - LEASE

Available SF: 2,565  
Total Bldg SF: 24,462

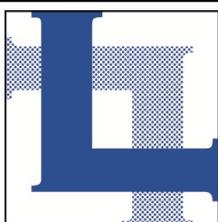


Address: 1435 GARDENA AVE., UNIT 14, GLENDALE, CA 91204  
Cross Street(s): CENTRAL AVENUE

Business Park Environment—Extremely Clean  
Fully Air Conditioned & Heated  
Unit has been completely refurbished and includes polished concrete floors  
Ideal as artist studio and other clean uses  
Clean Use Tenants Throughout Business Park  
Easy Access to 134, 5, & 2 Freeways / 2 Blocks from Glendale's Transportation Center

Lease Rate/SF: <b>\$2.75 + CAM</b>	Lease Rate/Month: <b>\$7,053.75 + CAM</b>	Taxes/Year: <b>\$42,653.58 / 2025-2026</b>
Lease Type: <b>Ind. Gross</b>	Term: <b>3-5 years</b>	CAM Charges/SF: <b>21¢/psf per month</b>
Available SF: <b>2,565</b>	Roof Type: <b>Glu Lam</b>	Minimum SF: <b>2,565</b>
Year Built: <b>1986</b>	Construction Type: <b>Block</b>	Pkg.: <b>2</b>
Zoning: <b>IMU-R</b>	Lot Size SF: <b>POL</b>	Office SF/#: <b>336 sf / 1</b>
Grd Lvl Drs: <b>10'x11'8" &amp; 10'x12'1"</b>	Dock High /Dim: <b>0 / N/A</b>	Office Air: <b>Yes</b>
Sprinklered: <b>No</b>	Yard: <b>No</b>	Office Heat: <b>Yes</b>
Finished Ofc Mezz: <b>No</b>	Unfin Ofc Mezz: <b>No</b>	Clear Height: <b>16'4"</b>
Rail Service: <b>No</b>	Power: <b>200 Amps / 120-240 Volts / 1 Ø / 4 Wire</b>	
Lighting: <b>LED</b>	Special Features: <b>Part of business park</b>	Restrooms: <b>1</b>
Listing Agent: <b>Paul P. Locker, CCIM SIOR, PMC</b>	DRE Lic #01220314	FTCF: CB250N000S000

Notes: Actual clear height ranges from 16'4" to 16'11" to bottom of beam. 3 phase electrical service may be available at main panel. Electrical service to be verified by Lessee. Taxes are for entire property.



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