

# Retail/Flex Industrial

Available:  
4,887 SF

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- Front drive in loading door
- 16 ft clear height
- C5 Zoning
- Proximity to I-25/Downtown
- Attached to Blue Star Restaurant (Reopening Q4 2024)
- Ideal uses: Brewery, distillery, boutique gym, salon, retail shop, high end automotive sales

**CORE**  
COMMERCIAL  
BROKERAGE CO.

Parker Curry  
Associate

# 1647 S TEJON ST

WWW.1647TEJON.COM.COM



AVAILABLE IMMEDIATELY



Virtual Tour

Scan For



**LOCATION:**

S Tejon St, Ivywild neighborhood

**ZONING:**

C5

**SITE:**

29,673 SF

**AVAILABLE SPACE:**

4,887+/- SF

**CONSTRUCTION:**

Brick/Metal frame and siding

**LOADING:**

One oversized door

**HVAC:**

Rooftop units

**POWER:**

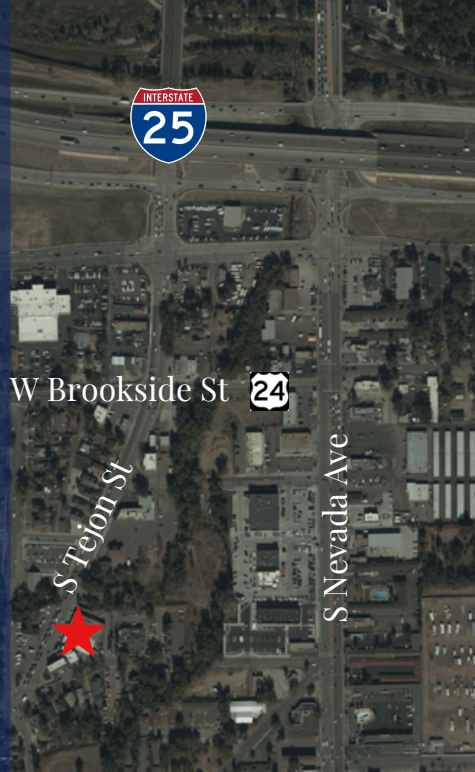
400 Amps, 208 Volts/3 Phase


**BASE RENT:**

From \$20.00 NNN

**2024 NNN EXPENSES (Estimate):**

\$5.00/SF



  
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