



315-325 W CERRITOS AVE

*20,241 SF Industrial Building**

GLENDALE, CA 91204

Excellent south Glendale location

HVAC in portions of the warehouse

Easy access to (5), (2), and (134) freeways

Close to Metrolink station

Heavy power

*Owner will consider dividing.

RICHARD ABDULIAN

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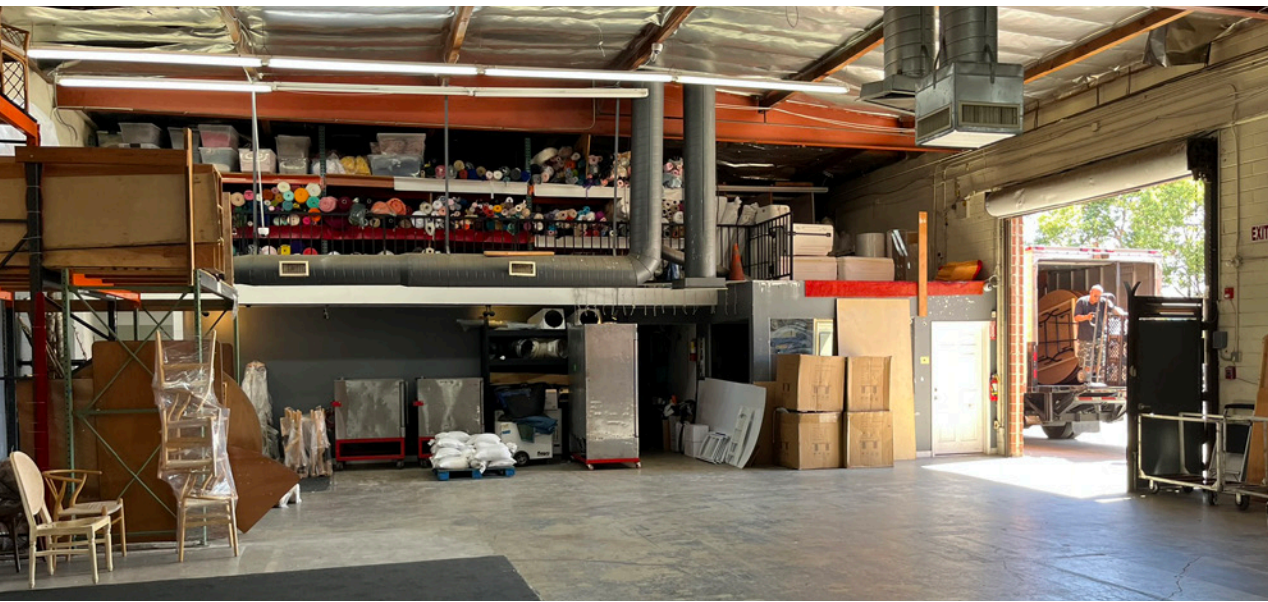
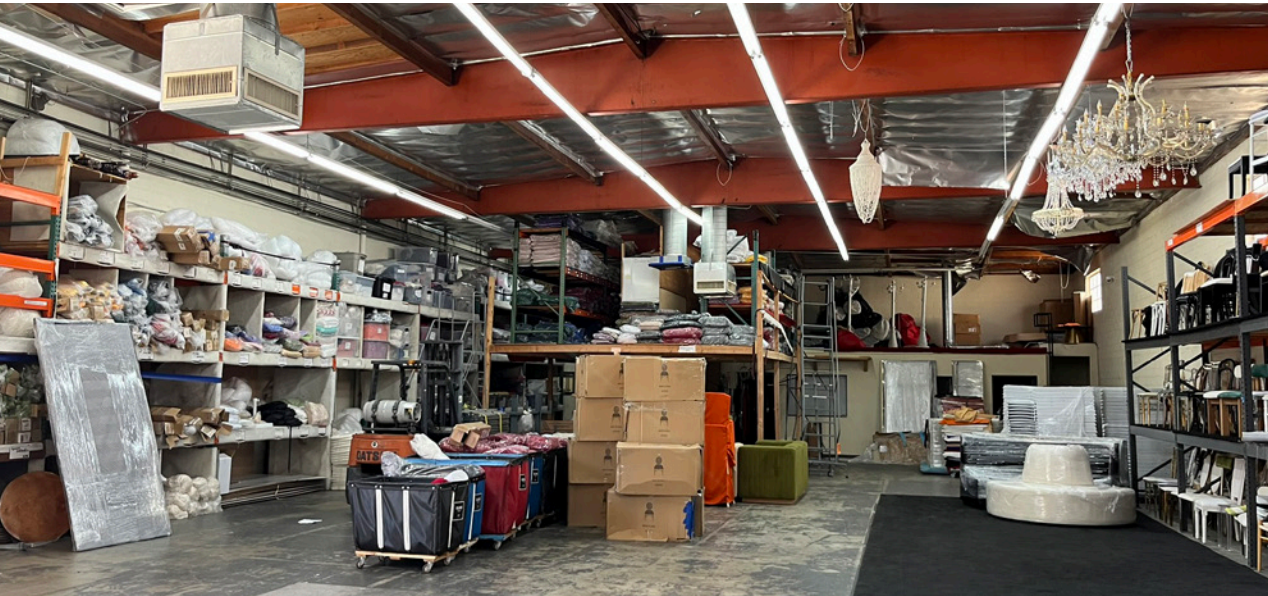
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315-325 W CERRITOS AVE



PROPERTY OVERVIEW

DATE AVAILABLE	3/1/2026
TERM	Minimum 3 years
LEASE RATE/MO	\$28,337
LEASE RATE/SF	\$1.40 Gross
BUILDING SIZE*	20,241 SF
LAND SIZE	30,000 SF
OFFICE SIZE	3,293 SF
YEAR BUILT	1965
CONSTRUCTION	Brick
CLEAR HEIGHT	12'-16'
GL DOORS	(3) 12'x12'
POWER	800 amps, 240 volts, 3 phase
RESTROOMS	5
PARKING	20 spaces
ZONING	GLM 1A

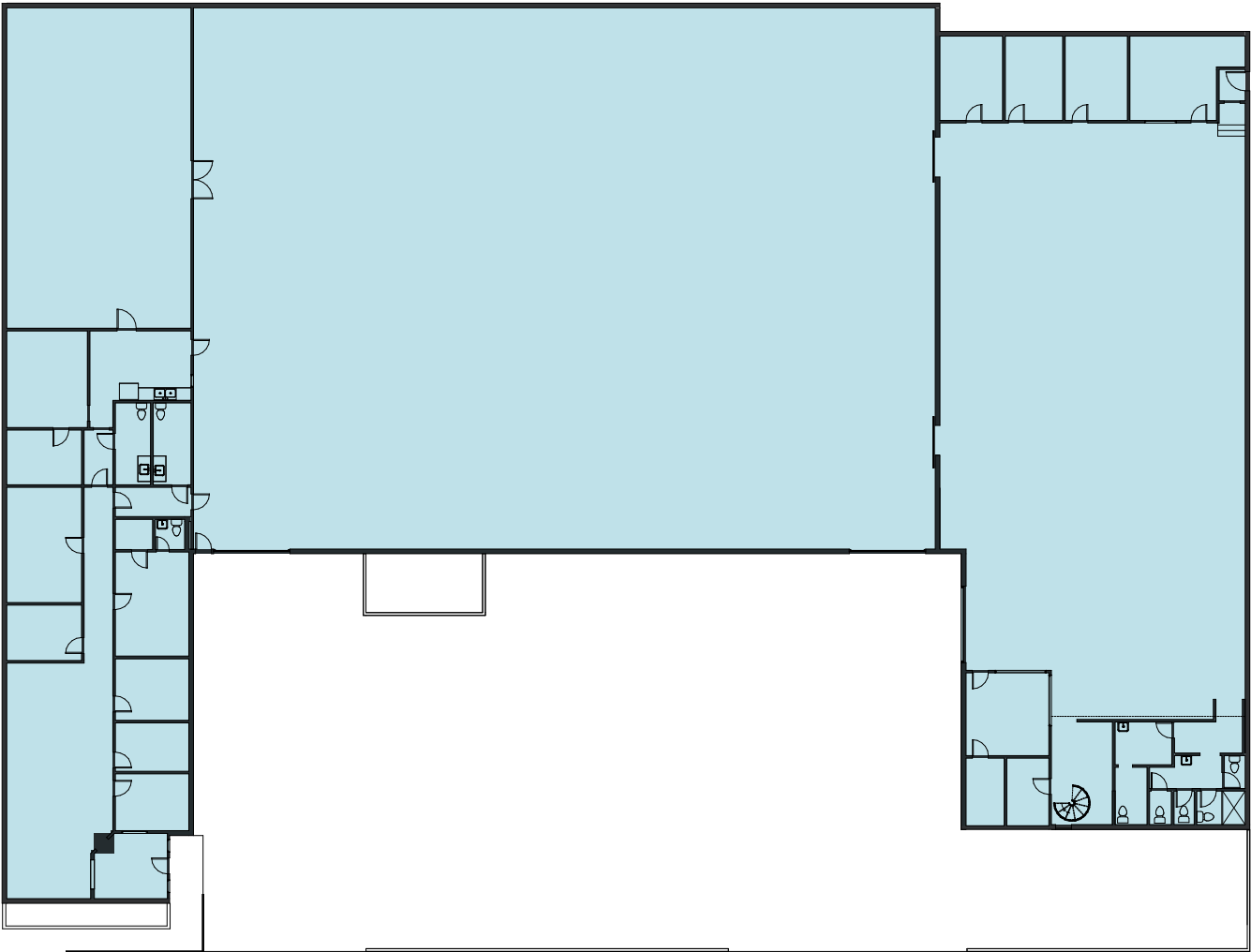
20,241 SF *\$1.40/SF*
BUILDING SIZE* LEASE RATE (GROSS)

*Owner will consider dividing.

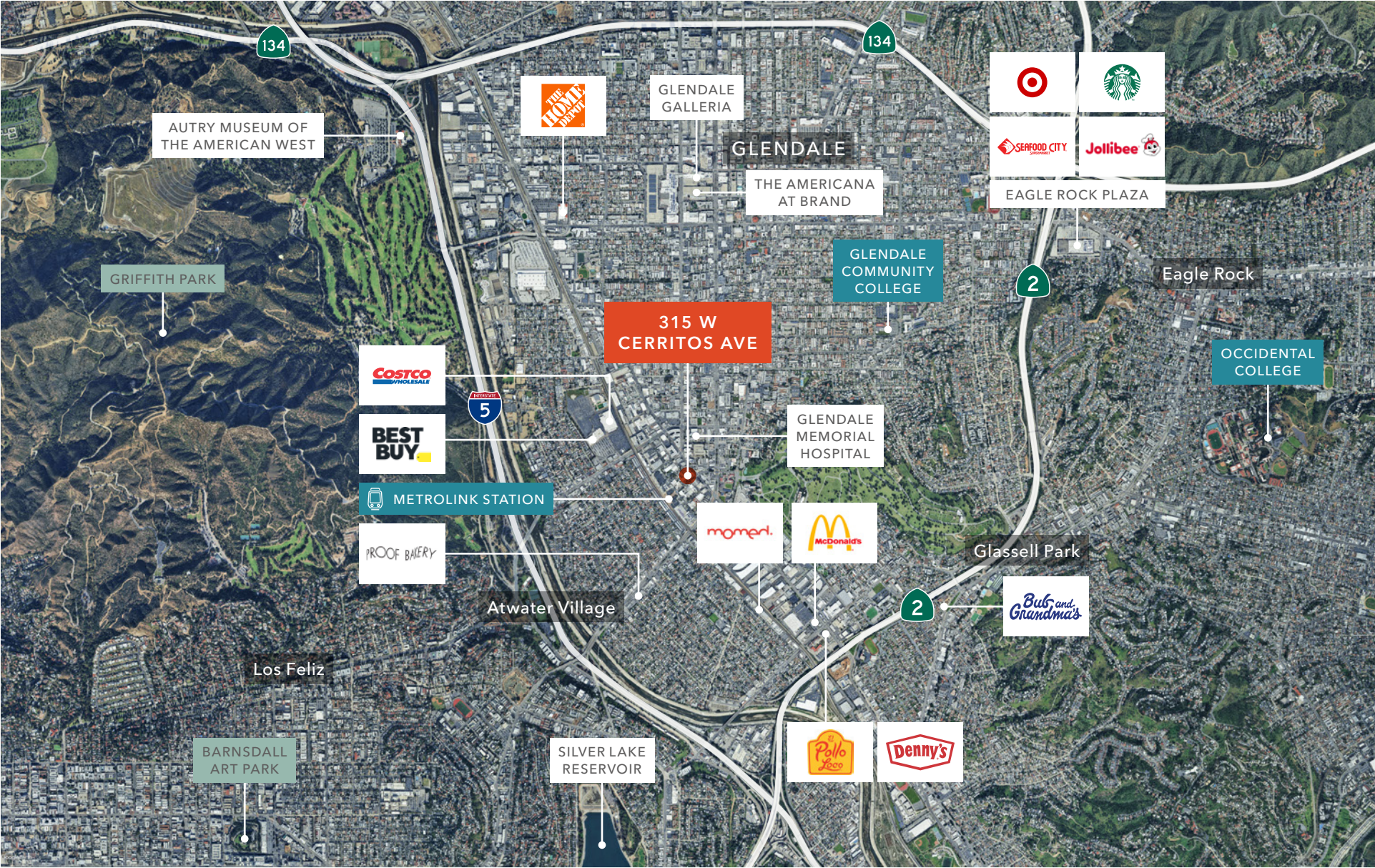




SITE PLAN



W CERRITOS AVE





315-325 W CERRITOS AVE

*For more information on
this property, please contact*

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