

# 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**  
213.225.7232  
richard.abdulian@kidder.com  
LIC N° 00884948

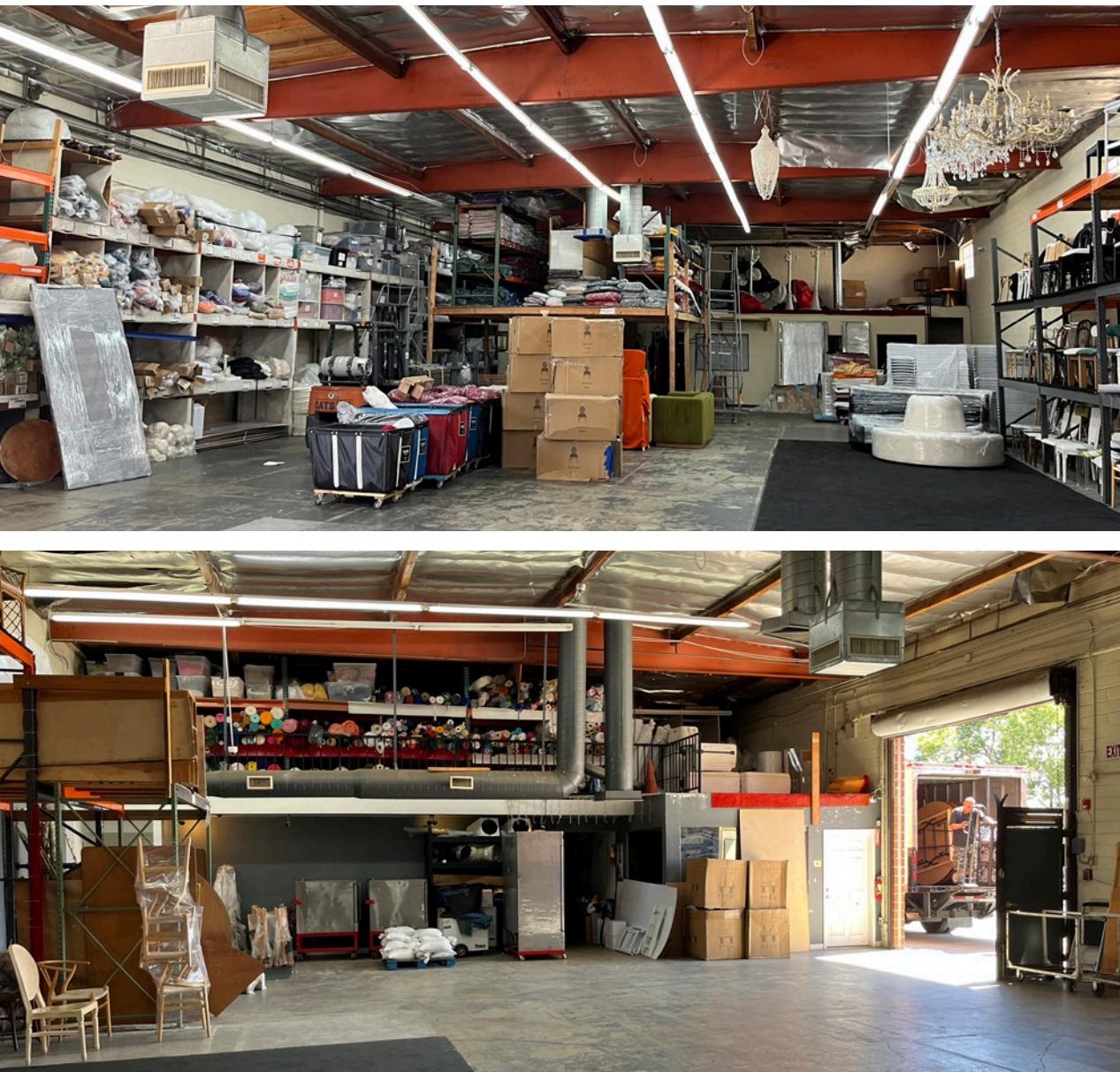
**KIDDER.COM**



*Major Price Reduction*

~~\$1.55~~ → \$1.40





AVAILABLE FOR LEASE

#### 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

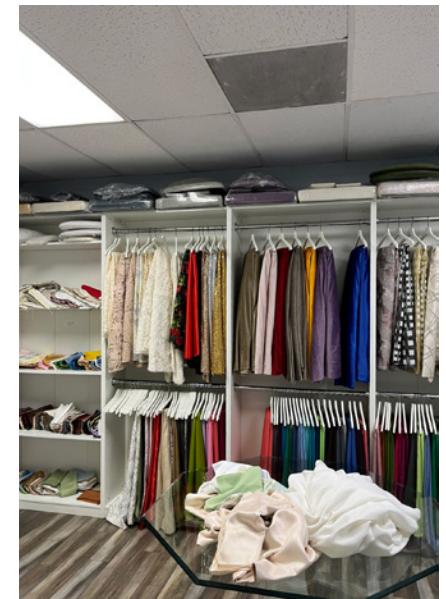
*20,241 SF    \$1.40/SF*

BUILDING SIZE\*

LEASE RATE (GROSS)

\*Owner will consider dividing.

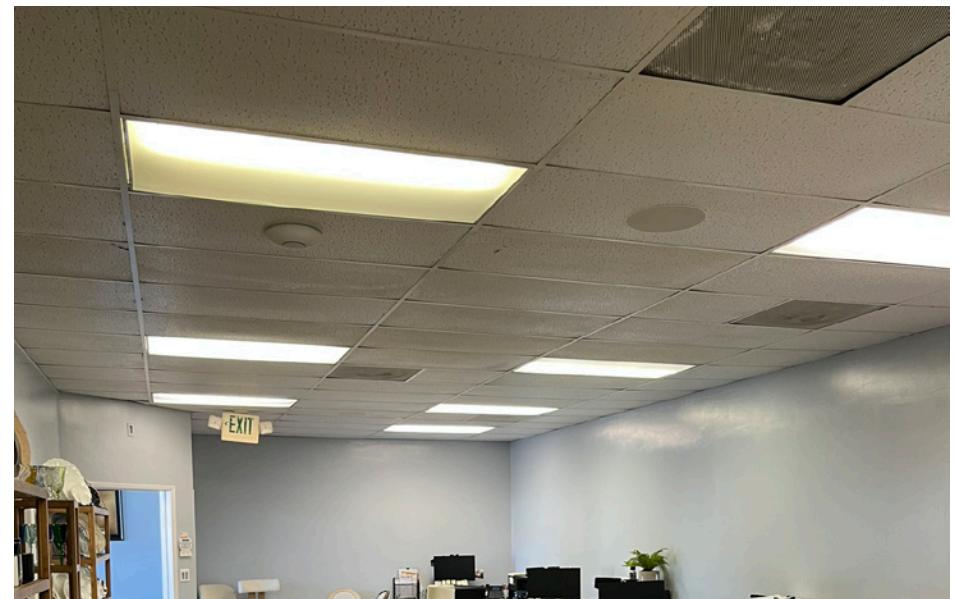
315-325 W CERRITOS AVE



AVAILABLE FOR LEASE

KIDDER MATHEWS

315-325 W CERRITOS AVE

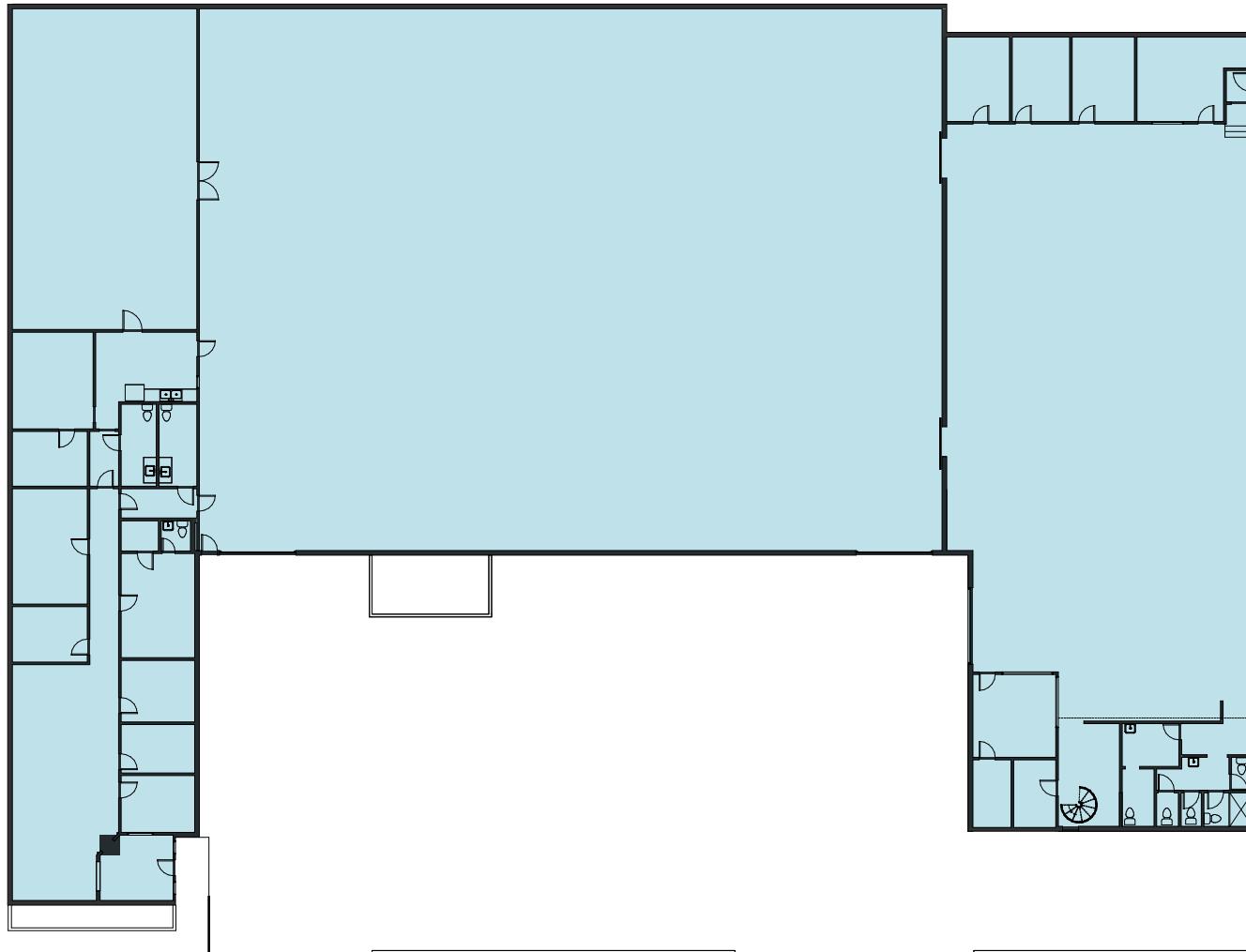


AVAILABLE FOR LEASE

KIDDER MATHEWS

315-325 W CERRITOS AVE

## SITE PLAN

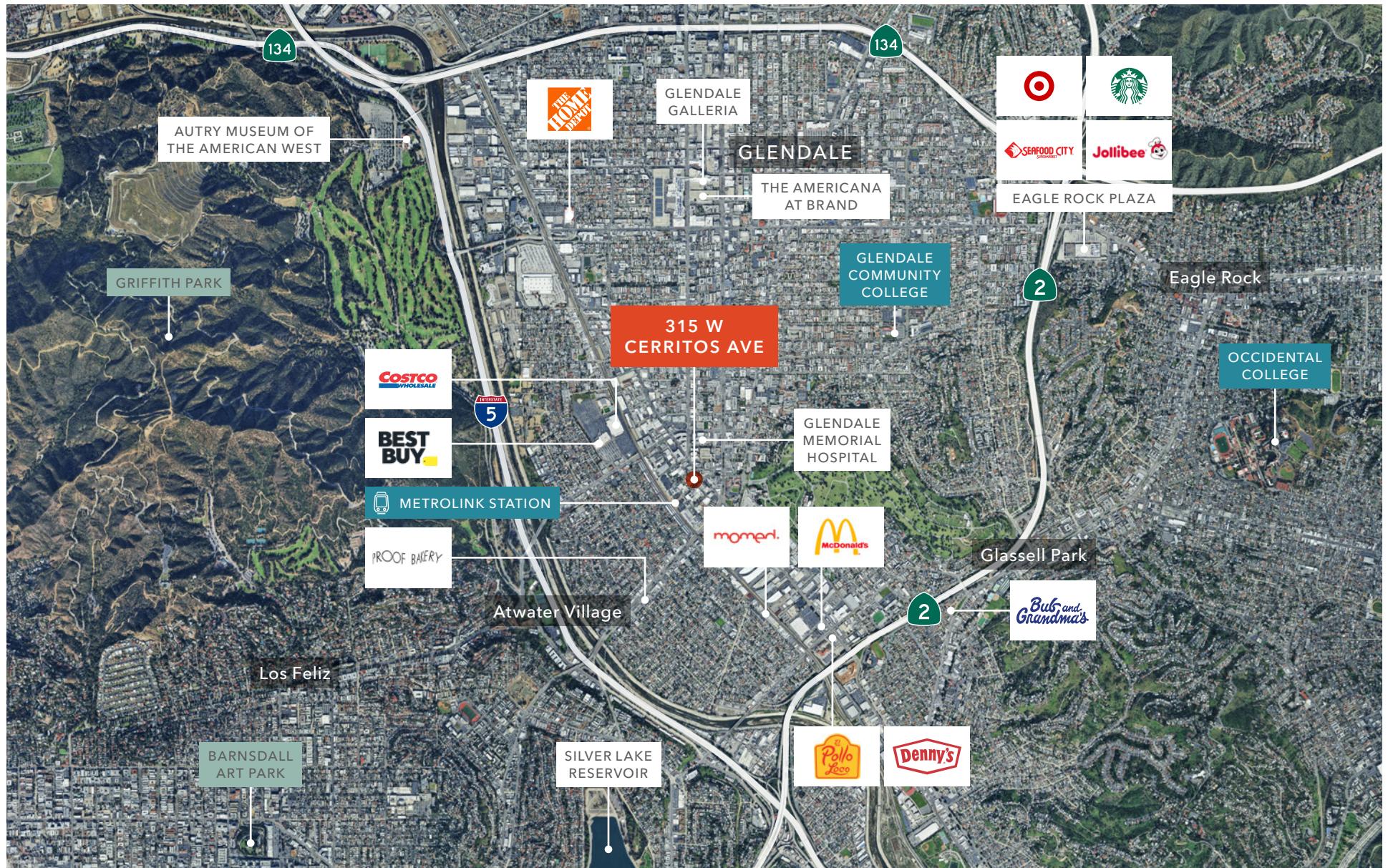


W CERRITOS AVE

AVAILABLE FOR LEASE

KIDDER MATHEWS

# 315-325 W CERRITOS AVE





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*For more information on  
this property, please contact*

RICHARD ABDULIAN  
213.225.7232  
[richard.abdulian@kiddermathews.com](mailto:richard.abdulian@kiddermathews.com)  
LIC N° 00884948

[KIDDER.COM](http://KIDDER.COM)

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Mathews