



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Industrial Building
For Lease

421 W Palmer Avenue, Glendale, CA 91204



KENNY BURNS

SALES ASSOCIATE

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CALDRE #01227314

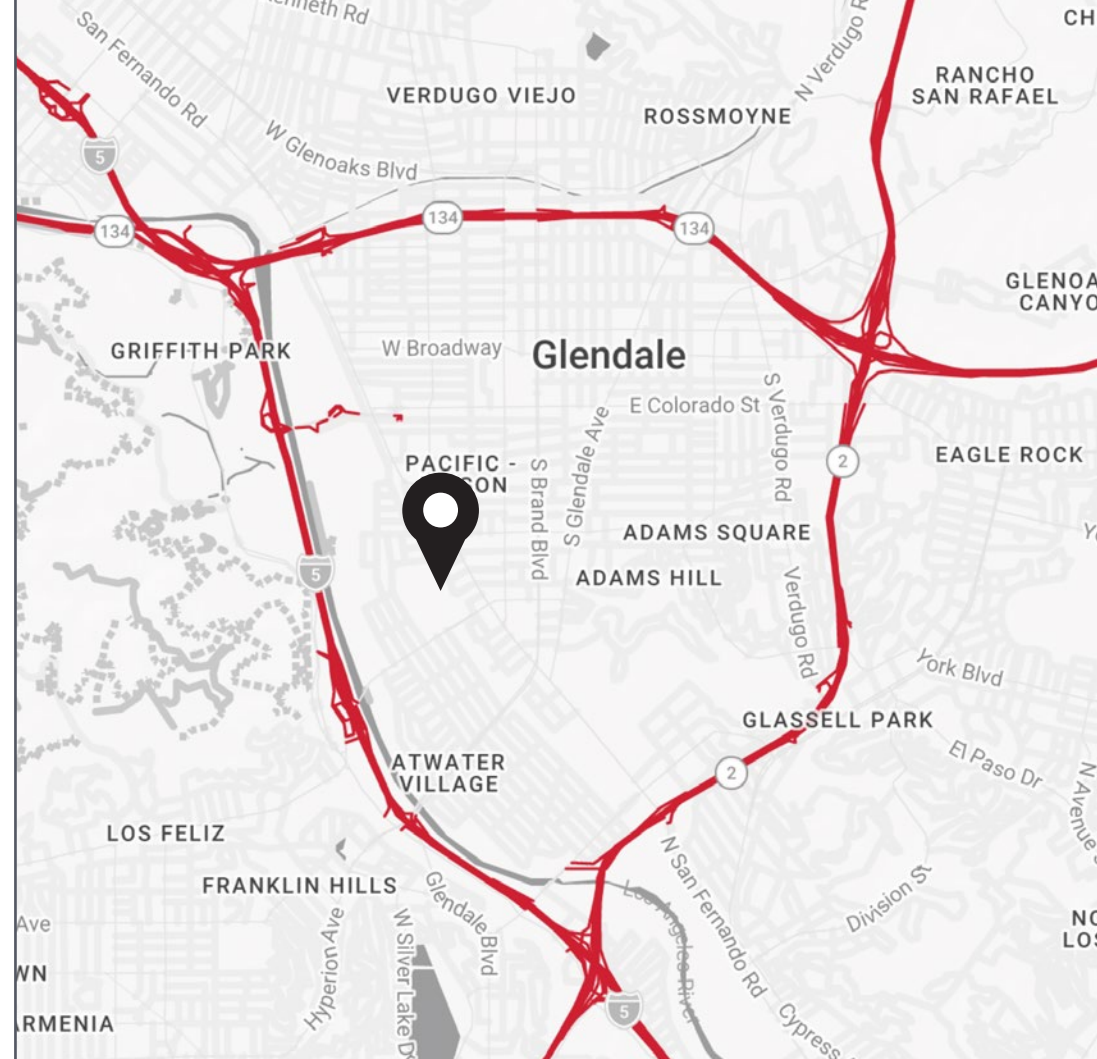
1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202

StevensonRealEstate.com

CALDRE #00983560

Offering Summary

AVAILABLE SPACE	3,440 SF
LEASE RATE	\$2.10 / SF / MO, MG
LEASE TERM	3 - 5 Years
BUILDING SIZE	3,440 SF
LOT SIZE	5,626 SF
POWER	200a, 240v, 3p 100a, 120/240v, 1p
ZONING	IND



Property Overview

Rare small industrial warehouse building with front-fenced yard; 11' ceiling height, one (1) loading door, space includes two offices and two restrooms. Lots of natural light throughout the building, recent upgrades include new bathroom fixtures, new hot water heater, and new slurry coat for the parking lot.

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.

Property Photos



Property Photos



Location Map



Demographics

2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	32,738	236,030	718,428
Households	13,586	101,651	309,189
Families	7,888	56,690	159,849
Average Household Size	2.32	2.29	2.27
Owner Occupied Housing Units	2,572	31,494	79,777
Renter Occupied Housing Units	11,014	70,157	229,412
Median Age	41.2	41.4	39.5
Median Household Income	\$77,755	\$93,450	\$80,696
Average Household Income	\$107,122	\$135,446	\$121,269

2030 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	32,394	234,704	720,177
Households	13,791	103,629	318,593
Families	8,038	57,876	164,619
Average Household Size	2.26	2.23	2.21
Owner Occupied Housing Units	2,661	32,138	81,627
Renter Occupied Housing Units	11,131	71,491	236,966
Median Age	43.0	43.0	41.0
Median Household Income	\$89,073	\$106,243	\$90,933
Average Household Income	\$121,007	\$151,179	\$134,732



For more information, please contact:

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