

±11,171 SF BUILDING WITH ±1,000 SF OF OFFICE INDUSTRIAL FOR LEASE



# THE HIGHLIGHTS

Very clean corner location on busy San Fernando Road in Glendale. The building has a private fenced loading and parking area and is vacant and ready for occupancy. Ideal for warehousing, distribution or manufacturing uses and the corner location provides great visibility to thousands of cars each day.



Free Standing Building



Corner Location at Tyburn St. and San Fernando Rd.



**Ground Level Loading** 



14' Warehouse Clearance



Close to 2, 5 and 134 Freeways





# PROPERTY DETAILS

**RENTABLE SF:** 

±11,171 SF

OFFICE SF: ±1,000 SF **ZONING:** IMU-R

**CLEARANCE HEIGHT:** 

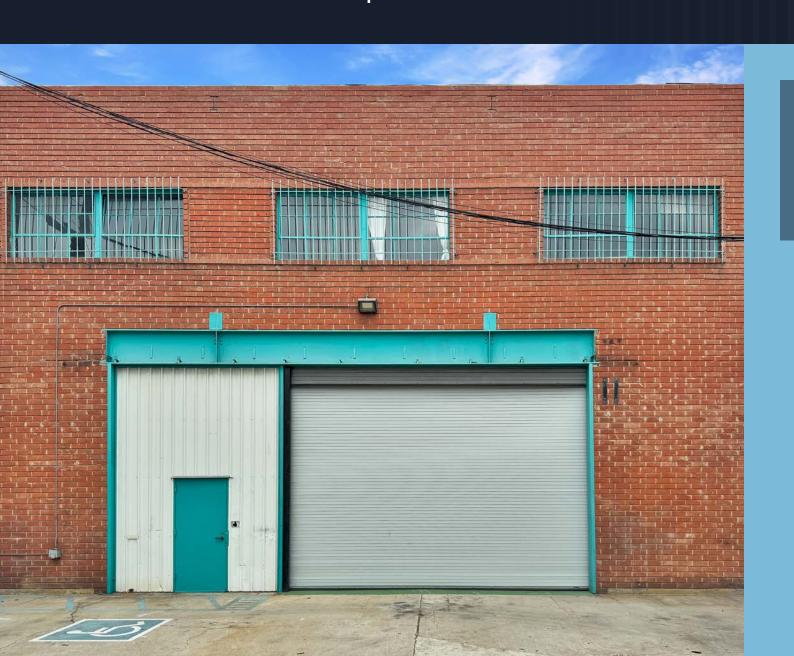
14' Clearance

**GROUND LEVEL** 

DOORS:

POWER:

400 Amps, 120/240 Volt, 3 Phase



# Rate:

**\$1.45 IG** - Year 1 Introductory Rate

**\$1.65 IG** - Year 2







## FOR MORE INFORMATION, PLEASE CONTACT:

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