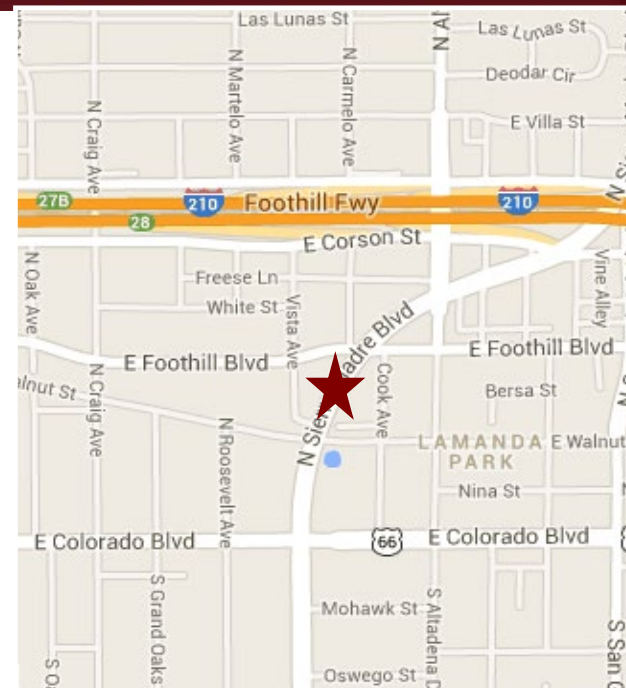


FLEX UNIT FOR LEASE



145 N. SIERRA MADRE BOULEVARD, PASADENA

- AVAILABLE SPACE:** Unit 11 & 12 – 2,448 Sq. Ft.
(Divisible to 1,221 sq. ft. and 1,227 sq. ft.)
- LEASE RATE:** \$2.15 per sq. ft. per month, Industrial Gross.
Tenant pays own utilities, interior janitorial and CAM charges approximately \$0.20 per sq. ft.
- AVAILABLE:** February 15, 2026.
- YEAR BUILT:** 1999.
- TOTAL BLDG:** 18,220 sq. ft.
- PARKING:** Six (6) unreserved parking spaces per unit free of charge. (Including roll-up door)
- AMENITIES:**
- * Roll-up door.
 - * 18' clearance.
 - * Walking distance to Vons, Chase, and restaurants.
 - * Fully air conditioned.
 - * Convenient parking lot.
 - * Kitchenette.
 - * 10' X 10' loading door.
 - * Restrooms.



For more Information, Contact:

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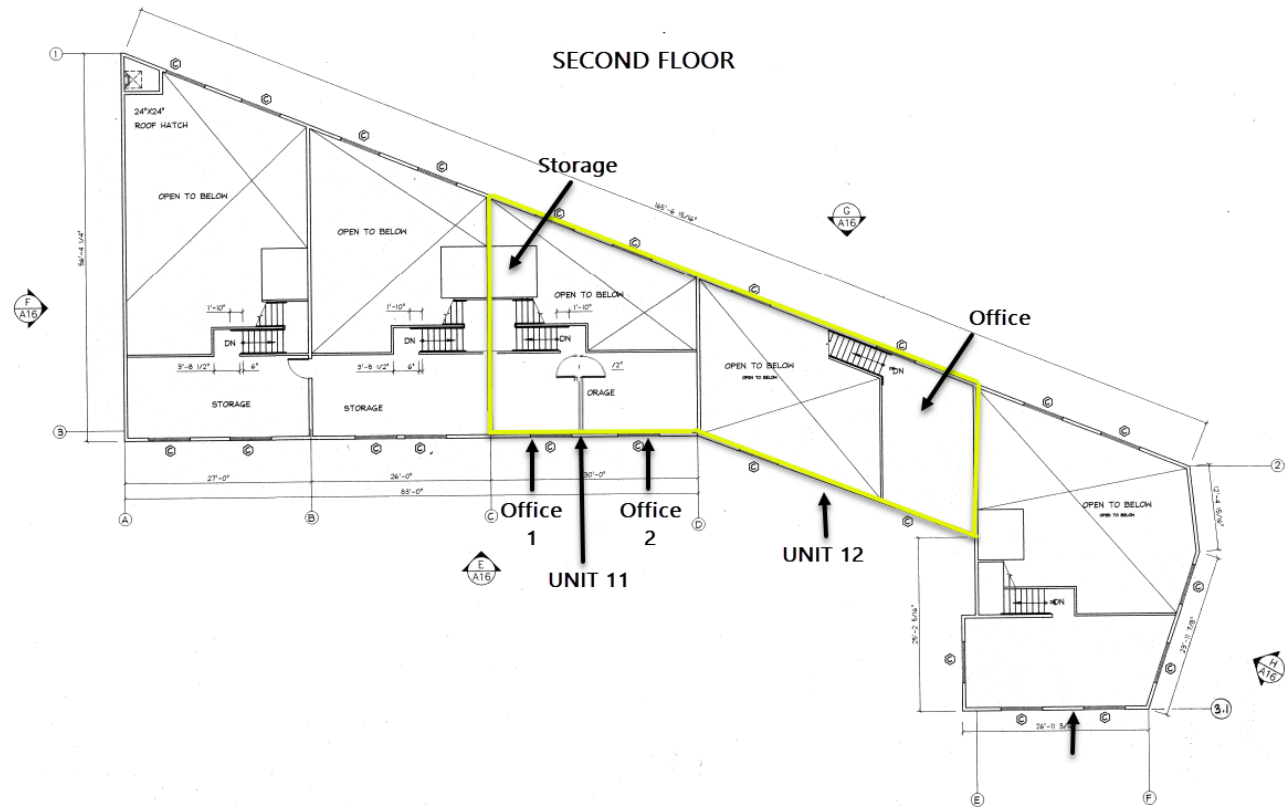
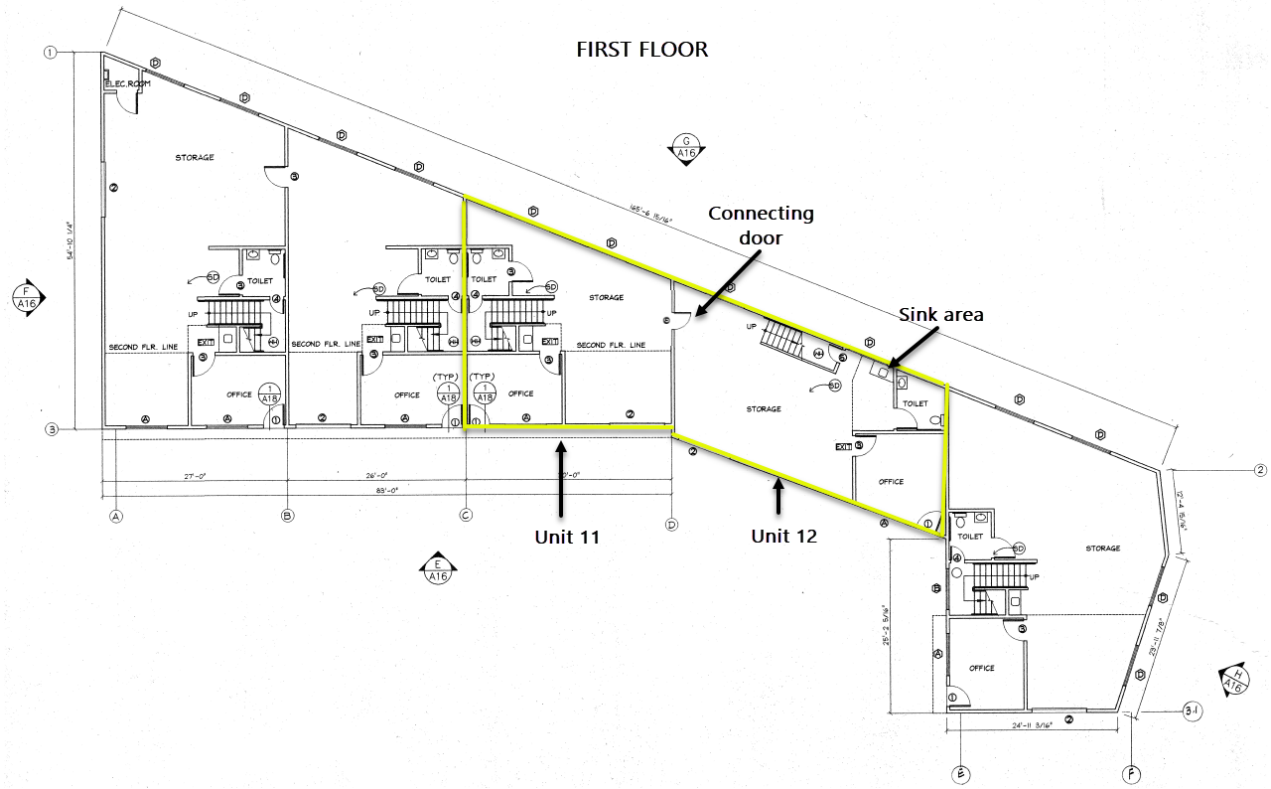
(626) 864-3927



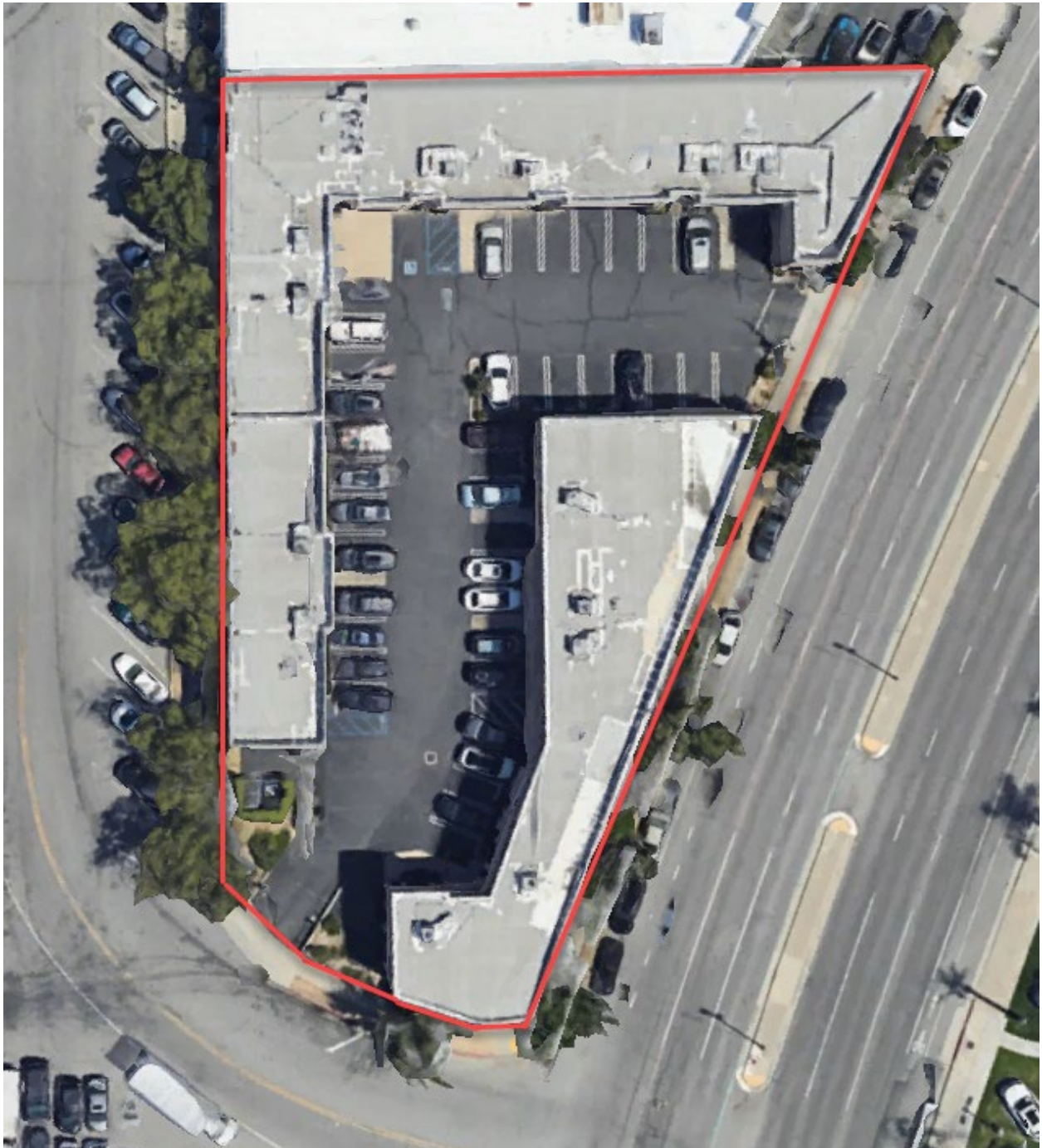
PLEASE MAKE APPOINTMENT WITH BROKER.

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UNITS 11 AND 12



AERIAL MAP



AMENITIES MAP

