

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.

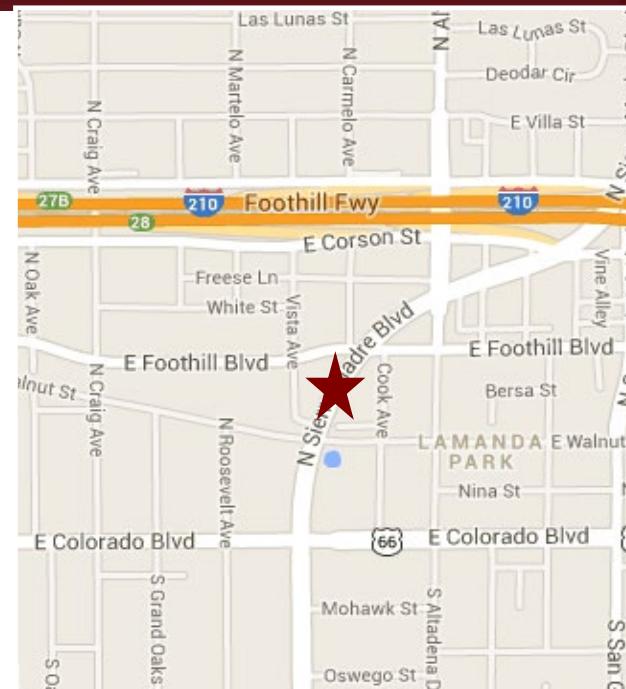
TOTAL BLDG: 18,220 sq. ft.

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.

PLEASE MAKE APPOINTMENT WITH BROKER.



For more Information, Contact:

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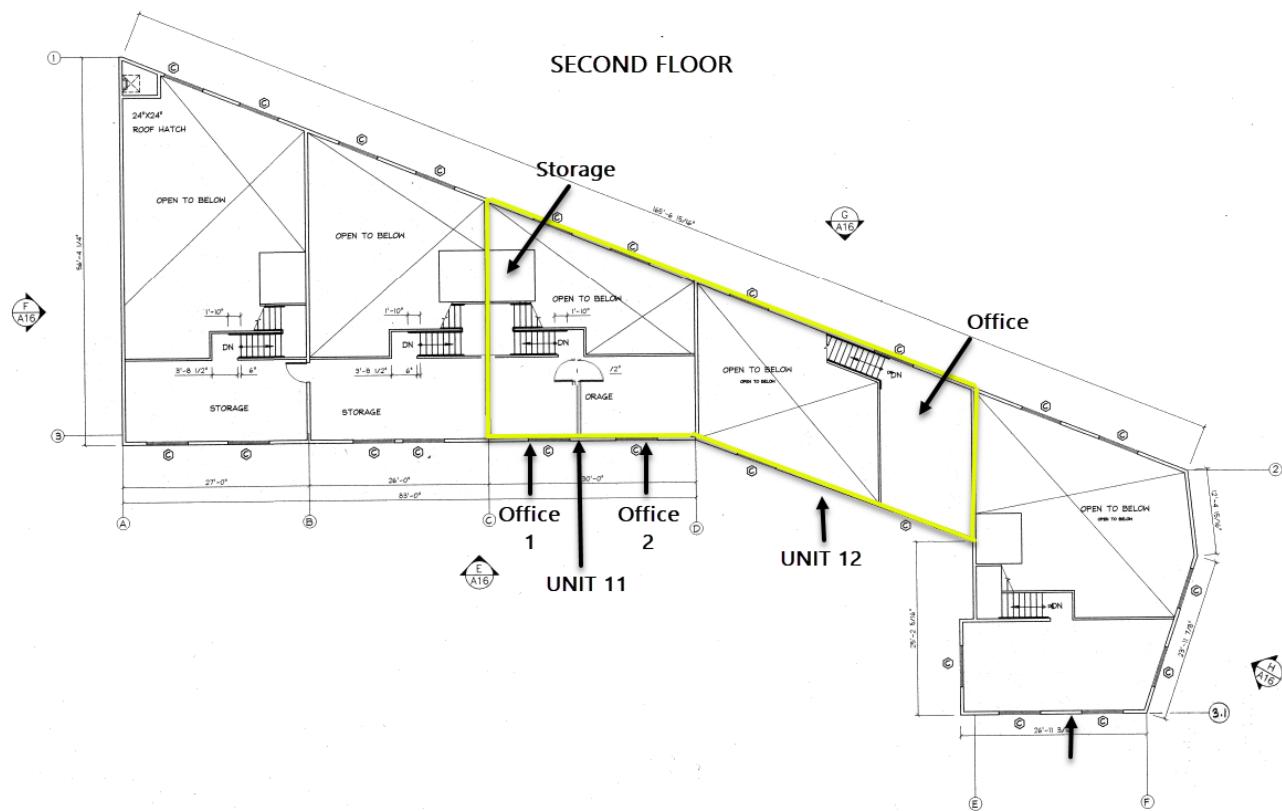
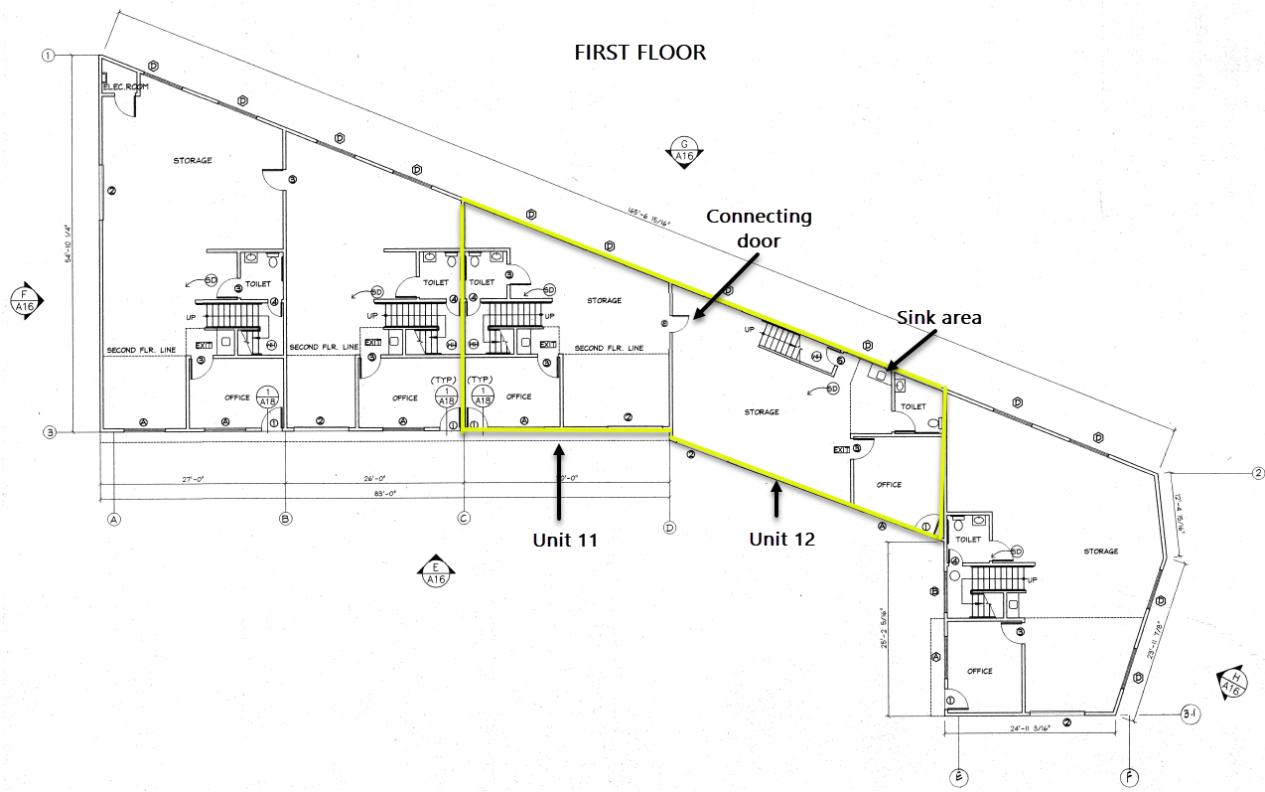
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UNITS 11 AND 12



AERIAL MAP



AMENITIES MAP

