



**Vanik Voskani**

Broker | DRE# 01330668

**818-974-4890**

**Aaron Voskani**

Broker Associate | DRE# 02199190

**818-263-5687**

**FOR LEASE**

**4623 SAN FERNANDO RD  
GLENDALE, CA, 91204**

## PROPERTY OVERVIEW

- Free Standing Industrial building
- 9,621 SF Industrial / Warehouse Space
- Open Floor Plan with Minimal Office
- Close Proximity to 5, 2, & 134 Freeways
- Corner Lot / Signalized intersection

BUILDING SF	9,621
LOT SF	14,298
BASE RENT	\$1.80 PSF / MONTH
NNN AMOUNT	\$0.30 PSF / MONTH (EST)
LOADING DOORS	1 GROUND LEVEL + 1 DOCK HIGH
PARKING	14 SPACES
ZONING	IMU
YEAR BUILT	1969
CLEARANCE	17 FEET
POWER	600 AMPS



## **PROPERTY DESCRIPTION**



**Intercity Realty Group is pleased to present 4623 San Fernando Road, a freestanding industrial/warehouse building totaling 9,621 square feet, situated on a 14,298 square foot lot in Glendale's established industrial corridor. The property offers an efficient open floor plan with minimal office, maximizing usable warehouse square footage for a wide range of industrial users.**

**The building is equipped with both a ground level loading door (12x12) and a dock high loading door, providing operational flexibility for logistics, distribution, light manufacturing, and warehouse users. Fourteen on-site parking spaces accommodate employee and operational needs with ease. The building also has a 17 foot clear ceiling and 600 AMPS of power.**

**Zoned IMU (Industrial Mixed-Use), the property supports a broad spectrum of permitted uses. Located on the corner of San Fernando Rd and Pacific, the location offers excellent visibility and direct access to the 2, 5, 134, and 210 freeways, positioning tenants for efficient distribution and logistics throughout the greater Los Angeles market.**

**Available for lease at \$1.80/SF base rent plus \$0.30/SF NNN (Est.), for an all-in rate of \$2.10/SF per month. Contact the listing agents for showings and additional information.**







# PHOTOS





# 4623 San Fernando Rd

Glendale, CA



**INTERCITY**

CONTACT

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Broker Associate | DRE#02199190

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Information contained herein deemed reliable but not guaranteed. All parties should conduct their own independent due diligence.