

# INDUSTRIAL - LEASE

Available SF: 2,625  
Total Bldg SF: 24,462

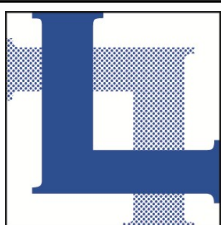


Address: 1435 GARDENA AVE., UNIT 12, GLENDALE, CA 91204  
Cross Street(s): CENTRAL AVENUE

Business Park Environment—Extremely Clean  
Fully Air Conditioned & Heated  
Unit has been completely refurbished and includes polished concrete floors  
Ideal as artist studio and other clean uses  
Clean Use Tenants Throughout Business Park  
Can be combined with Unit 13 for a total of 4,992 square feet  
Easy Access to 134, 5, & 2 Freeways / 2 Blocks from Glendale's Transportation Center

Lease Rate/SF: <b>\$2.55 + CAM</b>	Lease Rate/Month: <b>\$6,693.75 + CAM</b>	Taxes/Year: <b>\$41,516.17 / 2024-2025</b>
Lease Type: <b>Ind. Gross</b>	Term: <b>3-5 years</b>	CAM Charges/SF: <b>21¢/psf per month</b>
Available SF: <b>2,625</b>	Roof Type: <b>Glu Lam</b>	Minimum SF: <b>2,625</b>
Year Built: <b>1986</b>	Construction Type: <b>Block</b>	Pkg.: <b>2</b>
Zoning: <b>IMU-R</b>	Lot Size SF: <b>POL</b>	Office SF/#: <b>238 sf / 1</b>
Grd Lvl Drs: <b>12'x15'5" &amp; 11'11"x13'7"</b>	Dock High /Dim: <b>0 / N/A</b>	Office Air: <b>Yes</b>
Sprinklered: <b>No</b>	Yard: <b>No</b>	Office Heat: <b>Yes</b>
Finished Ofc Mezz: <b>No</b>	Unfin Ofc Mezz: <b>No</b>	Clear Height: <b>16'4"</b>
Rail Service: <b>No</b>	Power: <b>200 Amps / 120-240 Volts / 1 Ø / 4 Wire</b>	
Lighting: <b>LED</b>	Special Features: <b>Part of business park</b>	Restrooms: <b>1</b>
Listing Agent: <b>Paul P. Locker, CCIM SIOR, PMC</b>	DRE Lic #01220314	FTCF: CB250N000S000

Notes: Actual clear height ranges from 16'4" to 16'11" to bottom of beam. 3 phase electrical service may be available at main panel. Electrical service to be verified by Lessee. Taxes are for entire property.



**LOCKER**  
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**Www.**

PROVIDING SERVICE WITH EXPERTISE

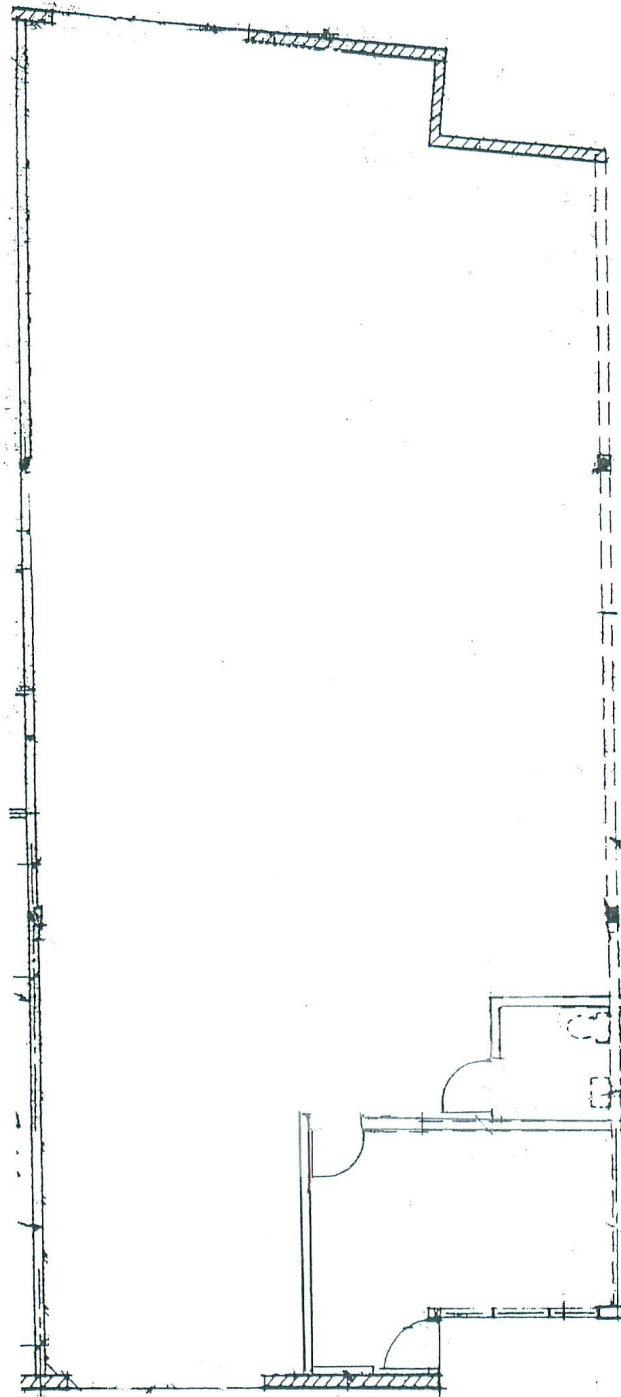
601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736



Individual  
Member



PROPERTY MANAGEMENT CERTIFICATION



Drawing may not be to scale and may not represent exact configuration

**1435 Gardena Ave., Unit 12, Glendale, CA 91204**

