

INDUSTRIAL - LEASE

Available SF: 1,021
Total Bldg SF: 24,462

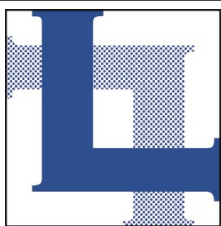


Address: 1435 GARDENA AVE., UNIT 10, GLENDALE, CA 91204
Cross Street(s): CENTRAL AVENUE

Business Park Environment—Extremely Clean
Fully Air Conditioned & Heated
Previously Used as an Artist Studio
Clean Use Tenants Throughout Park
Easy Access to 134, 5, & 2 Freeways
2 Blocks from Glendale's Transportation Center

| | | |
|---|---|--|
| Lease Rate/SF: \$3.05 + CAM | Lease Rate/Month: \$3,114.05 + CAM | Taxes/Year: \$TBD / 2024-2025 |
| Lease Type: Ind. Gross | Term: 3-5 years | CAM Charges/SF: 21¢/psf per month |
| Available SF: 1,021 | Roof Type: Glu Lam | Minimum SF: 1,021 |
| Year Built: 1986 | Construction Type: Block | Pkg.: 1 |
| Zoning: IMU-R | Lot Size SF: POL | Office SF/#: 152 sf / 1 |
| Grd Lvl Drs/Dim: 10'x11'8" | Dock High /Dim: 0 / N/A | Office Air: Yes |
| Sprinklered: No | Yard: No | Office Heat: Yes |
| Finished Ofc Mezz: No | Unfin Ofc Mezz: No | Clear Height: 14' |
| Rail Service: No | Power: 100 Amps / 120-240 Volts / 1 Ø / 3 Wire | |
| Lighting: LED | Special Features: Part of Business Park | Restrooms: 1 |
| Listing Agent: Paul P. Locker, CCIM, SIOR, PMC (DRE Lic. No. 01220314) | | FTCF: CB250N000S000 |

Notes: 3 phase electrical service may be available at main panel.



LOCKER
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818.956.8800
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PROVIDING SERVICE WITH EXPERTISE

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



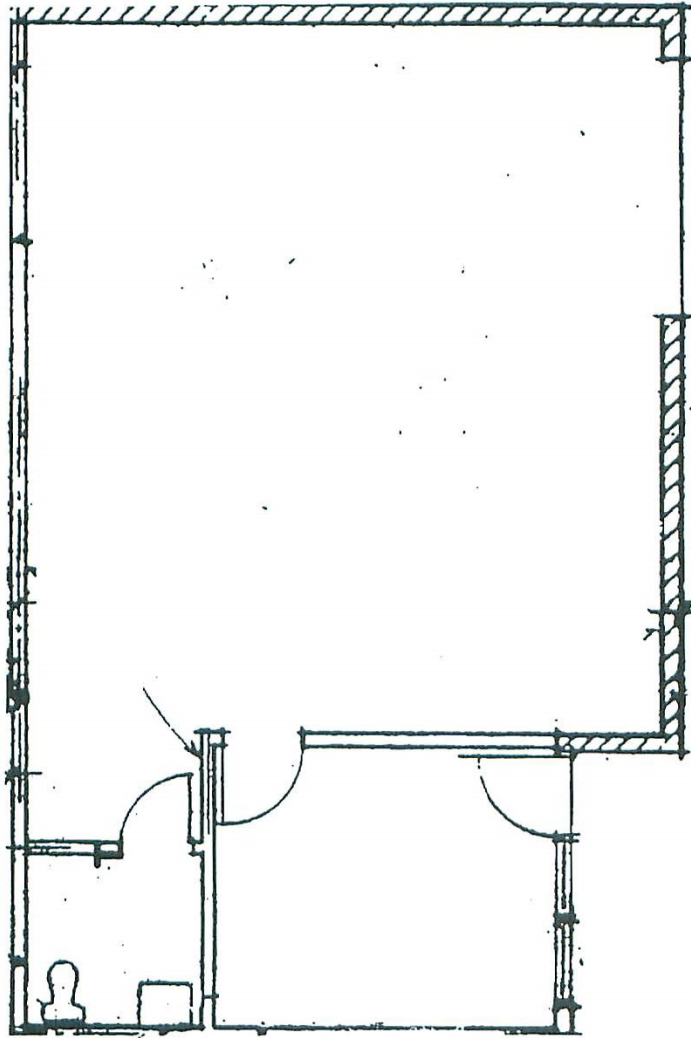
Individual
Member



SIOR



PROPERTY MANAGEMENT CERTIFICATION



1435 Gardena Ave., #10, Glendale



