



Full Building Renovations in Progress
Ideal for a Variety of Industrial Uses
Prime Pasadena Location
Along the 210 Technology Corridor

+/- 48,520 SF AVAILABLE FOR LEASE

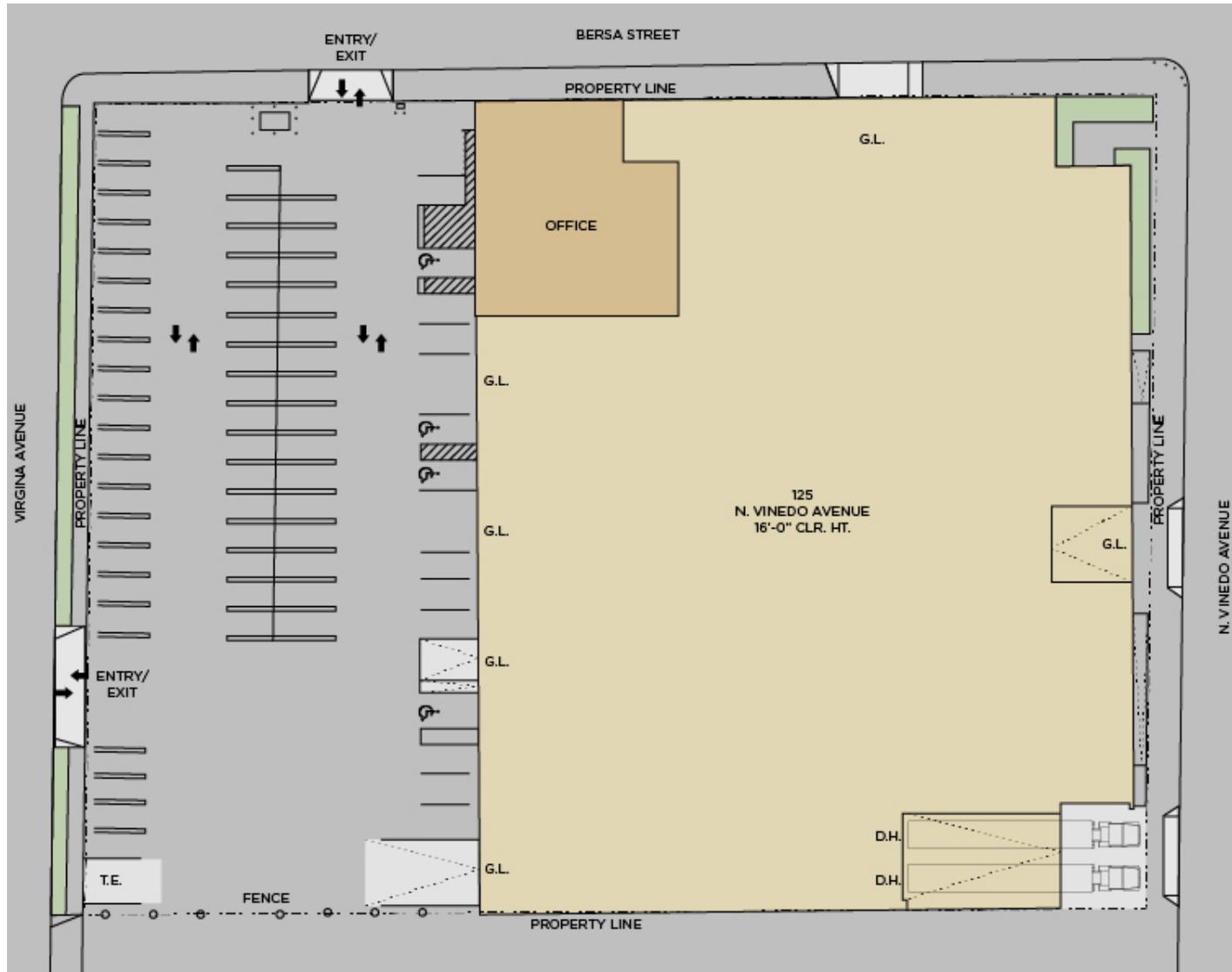
RARE PASADENA FLEX / INDUSTRIAL FACILITY
125 N Vinedo Ave | Pasadena, CA 91107





PROPERTY HIGHLIGHTS

- **± 48,520 SF Industrial Building**
- **Situated on ± 1.85 Acres**
- **± 3,748 SF of New Office Space**
- **± 16' Clear Height**
- **2 Dock High Loading Positions**
- **4 Grade Level Doors**
- **Minutes to Caltech and JPL**
- **Major Upgrades – Recent Roof & Skylights, LED Lighting, New Office**
- **Power Being Upgraded to 3,000 Amps (277/480v)**
- **75 on-site Parking Stalls Plus Street Parking**
- **Immediate Access to the (210) Freeway Via Sierra Madre Ave**
- **Approximately 1.5 miles from Sierra Madre Gold Line Metro Station**



WAREHOUSE
44,772 SF

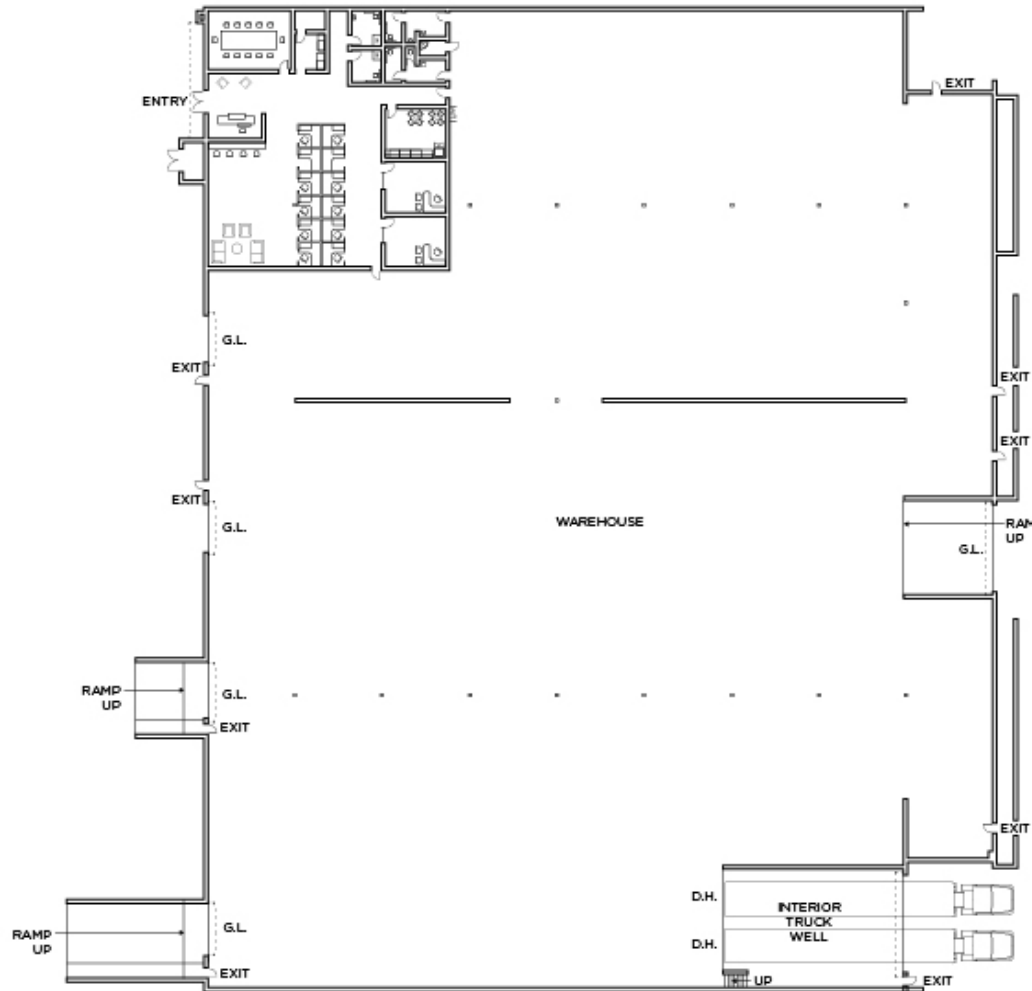
OFFICE
3,748 SF

TOTAL
48,520 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



Warehouse Floor Plan



WAREHOUSE
44,772 SF

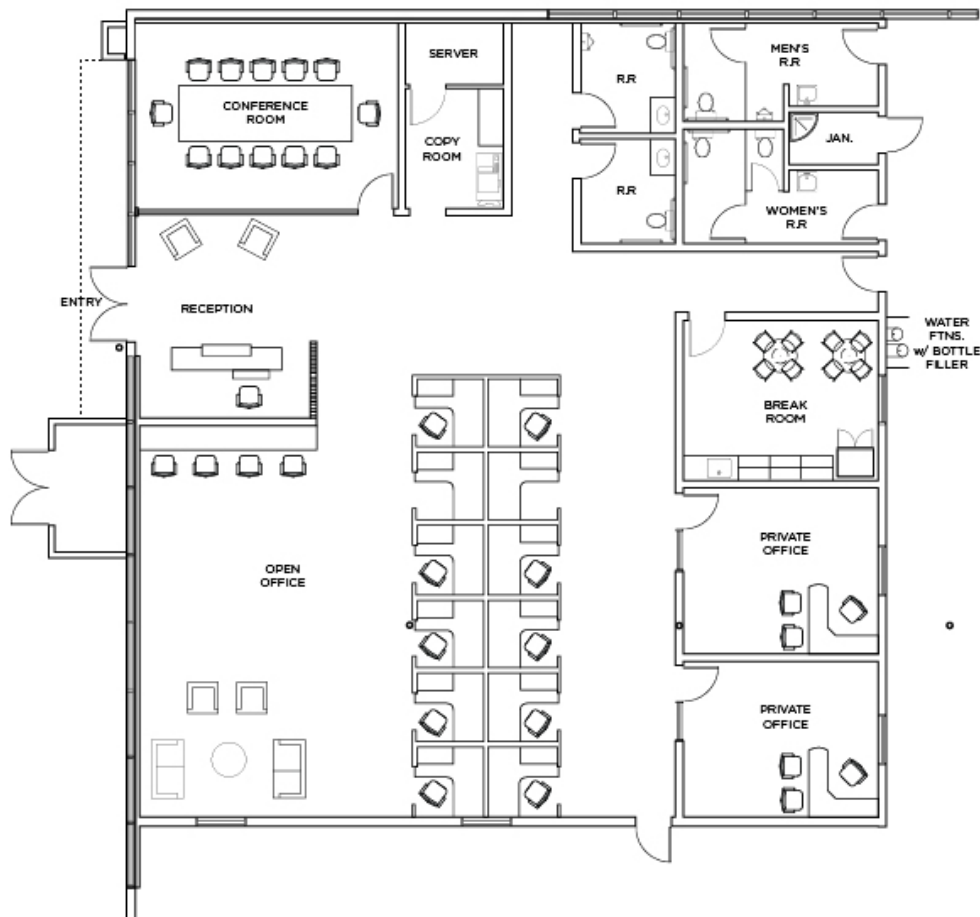
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Office Floor Plan



WAREHOUSE
44,772 SF

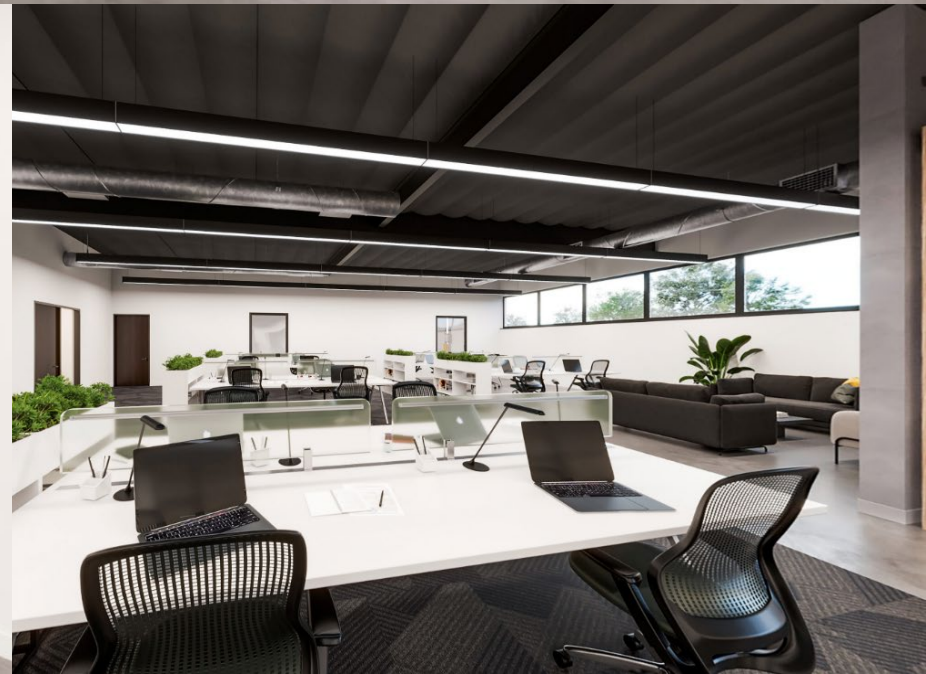
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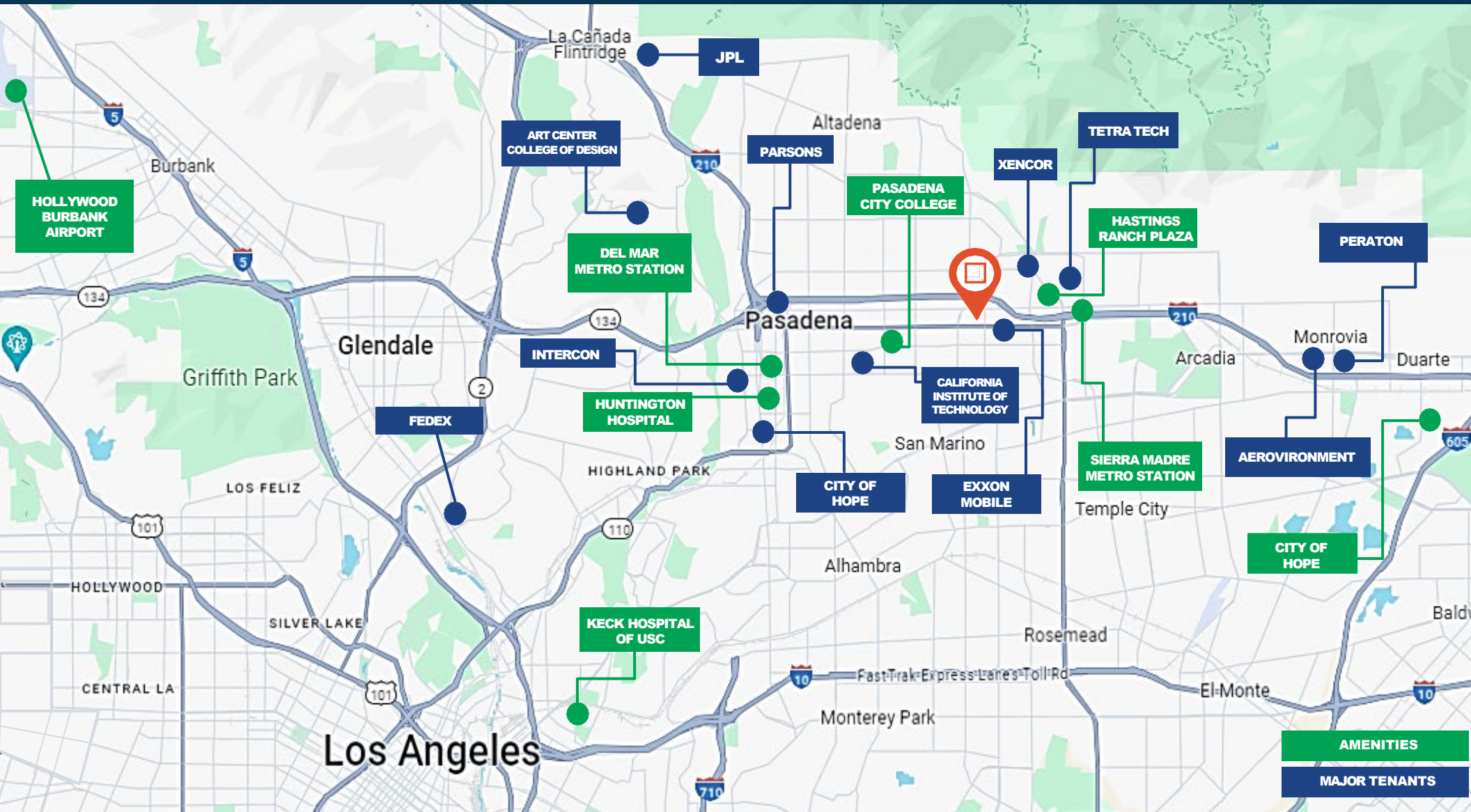


360° VIRTUAL TOUR
[125 N VINEDO AVE](#)



Property Location

125 N Vinedo Ave



5 Miles
To Pasadena
Metro Station

14 Miles
To Burbank

14 Miles
To Downtown
Los Angeles

**I-210, SR-134,
I-110, SR-2**
Immediate Access
and Close Proximity



**Rexford
Industrial**

Leasing Contacts

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**CUSHMAN &
WAKEFIELD**