

FLEX UNITS FOR LEASE



145 N. SIERRA MADRE BOULEVARD, PASADENA

FOR LEASE

AVAILABLE SPACE: Unit 10 - Approx. 1,450 Sq. Ft.

LEASE RATE: \$2.10 per sq. ft. per month, Industrial Gross.
Tenant pays own utilities, interior janitorial and CAM charges approximately \$0.15 per sq. ft.

YEAR BUILT: 1999.

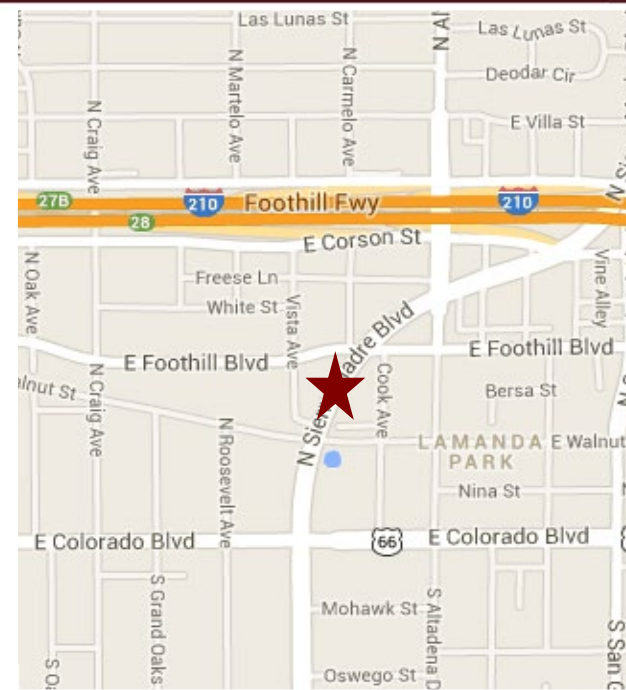
TOTAL BLDG: 18,220 sq. ft.

PARKING: Three (3) unreserved parking spaces per unit free of charge. (Including roll-up door)

AMENITIES:

- * Roll-up door in Unit 6.
- * 18' clearance
- * Walking distance to Vons, Chase, and restaurants
- * Fully air conditioned
- * Convenient parking lot
- * Kitchenette
- * 10' X 10' loading door
- * Restroom

PLEASE MAKE APPOINTMENT WITH BROKER.



For more information, Contact:

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(626) 483-6358

Julie Alle

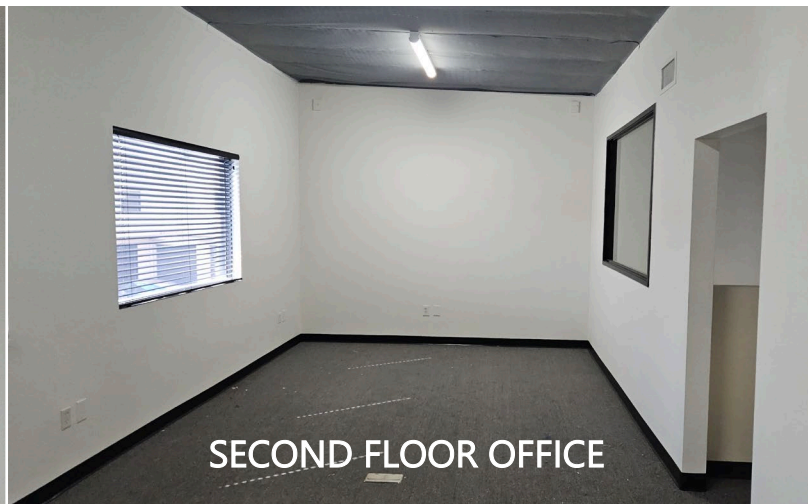
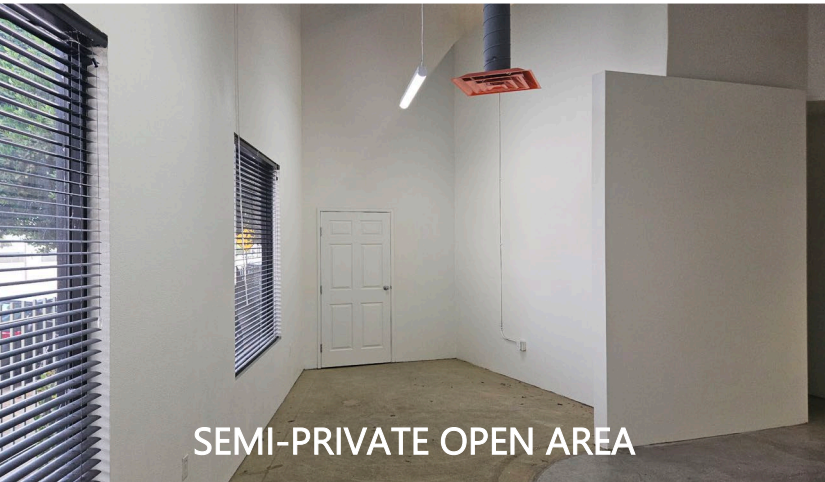
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Redstone
COMMERCIAL REAL ESTATE

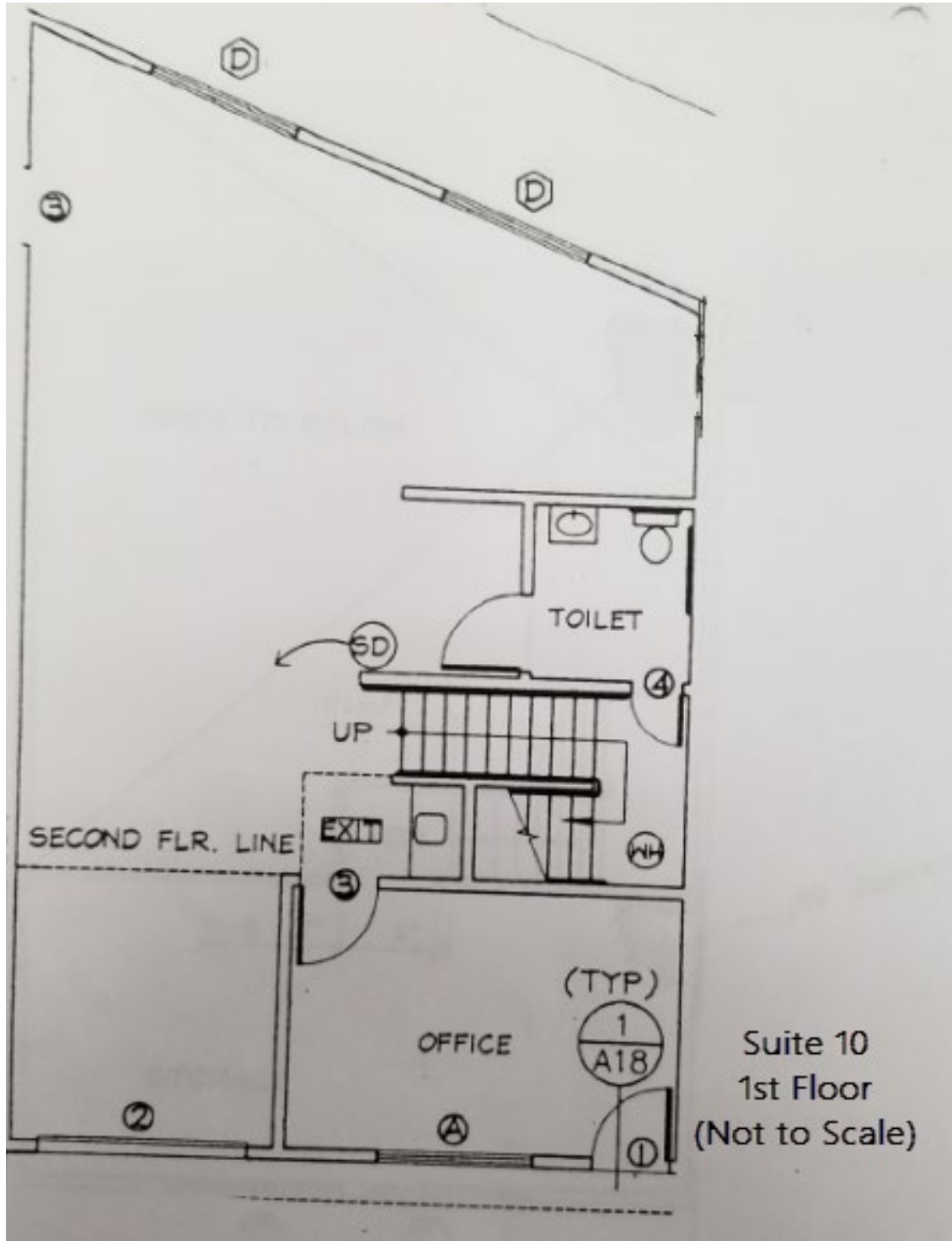
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UNIT 10



UNIT 10

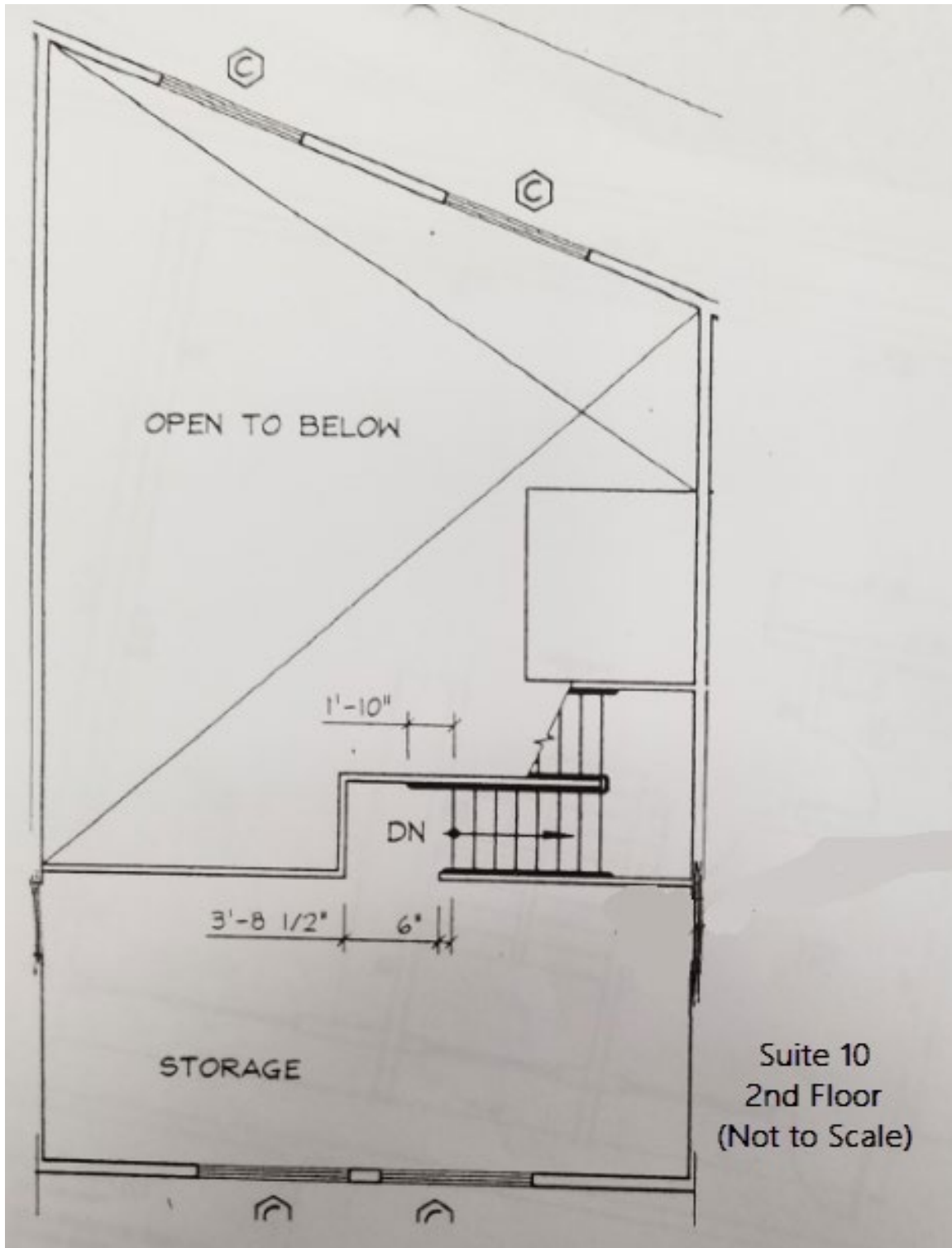
FIRST FLOOR



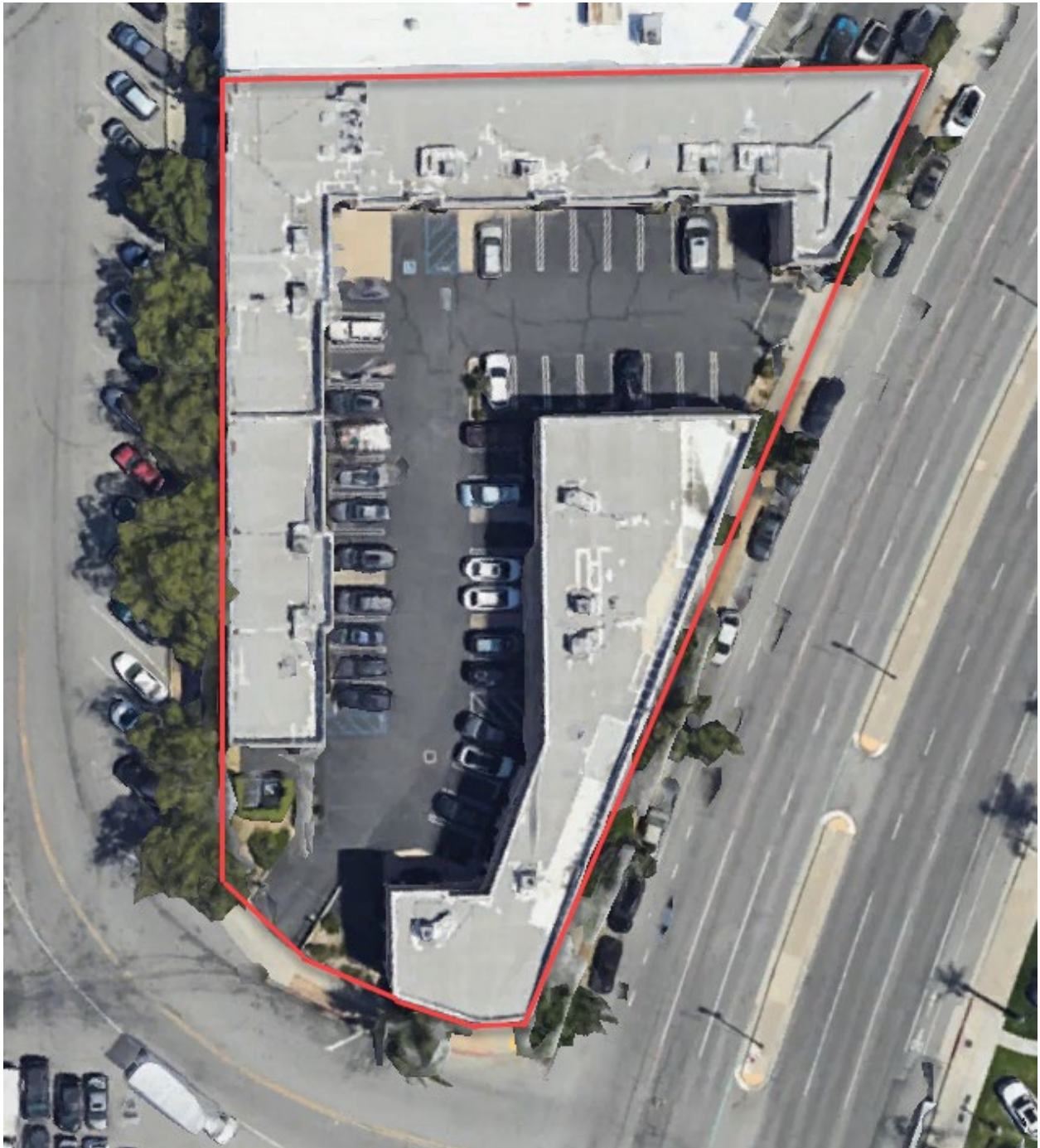
Suite 10
1st Floor
(Not to Scale)

UNIT 10

SECOND FLOOR



AERIAL MAP



AMENITIES

