

# The Lumber Yard

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Presented by Ian Brink



# THE LUMBER YARD

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**ADDRESS** 2219 Fair Park Avenue, Eagle Rock

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**LEASE PRICE** Negotiable

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**TERM** 5-10 Years+

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**PROPERTY TYPE/SUBTYPE** Retail/Showroom/Gallery

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**BUILDING SIZE** Approx ±6,000 SqFt to ±18,000 SqFt

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**OCCUPANCY** Immediate

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**WALK SCORE** 89

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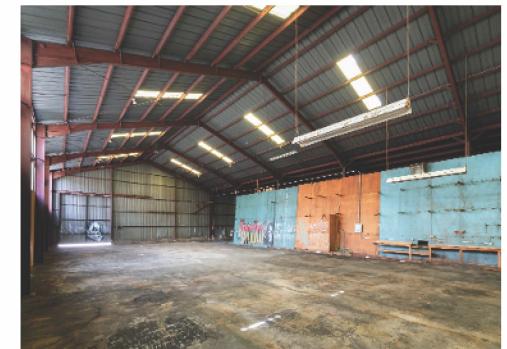
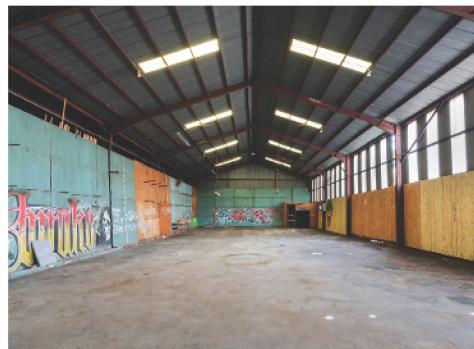
**FEATURES**

- Creative use warehouse spaces in prime Eagle Rock
- Ideal for large gallery space, light manufacturing/storage
- Full campus can be leased together at ±18,000 SF or a smaller configuration
- Adjacent to Colorado Boulevard restaurants and shopping
- Located in a State Enterprise Zone (SEZ)
- Nearby Glassell Park, Highland Park, and downtown Glendale

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## Remarks

With a rich legacy of 107 years – The Eagle Rock Lumber Yard spaces are ready for their next iteration! Embrace the opportunity to make history within these walls while revitalizing a piece of Eagle Rock's past. Ideal for gallery use, a showroom/rehearsal studio, light manufacturing, creative retail, and possible brewery or fitness use.







## Ian Brink

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