

1021 Meridian Avenue

ALHAMBRA
CALIFORNIA

FOR LEASE



Executive Summary

1021 Meridian is $\pm 19,480$ SF of “Flex” space that is fully air conditioned, with a large, open floor plate and 60 car parking. Recently renovated, the space is move in ready for a variety of uses.

The location is on a quiet street in Alhambra with immediate access to freeways, labor, amenities and the strong demographics of Pasadena, San Marino, Arcadia and greater San Gabriel Valley.



Location

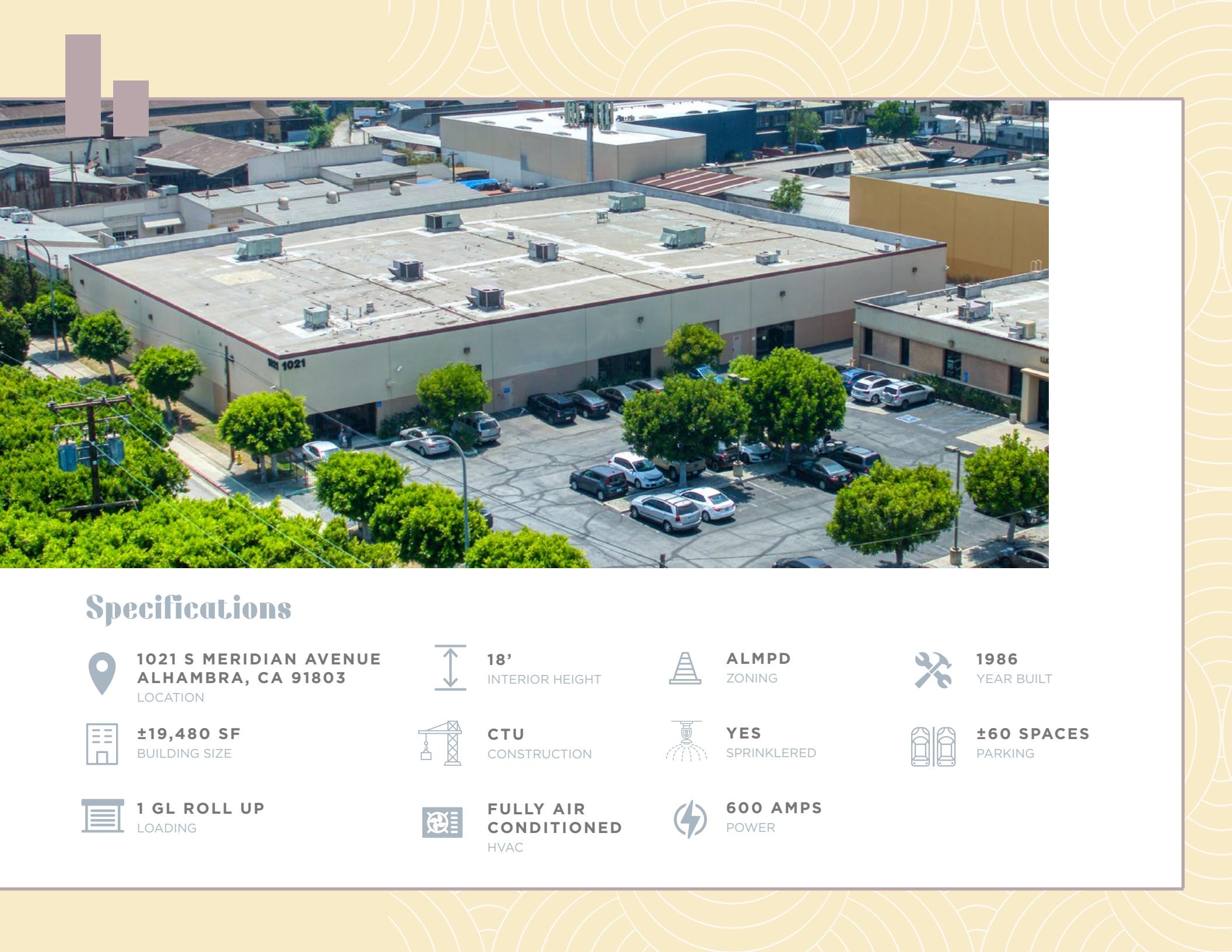




Property Highlights

- Over 3 per 1000 parking
- Landscaped, high quality business park setting on a quiet street
- Single story, high ceilings, easy ingress and egress
- Fully air conditioned, recently renovated flex space
- Prime location with nearby amenities and immediate freeway access
- Proximity to County USC Hospital, Grifols, Cal State LA
- Quick access to Downtown, Pasadena and greater San Gabriel Valley





Specifications



**1021 S MERIDIAN AVENUE
ALHAMBRA, CA 91803**

LOCATION



±19,480 SF
BUILDING SIZE



**1 GL ROLL UP
LOADING**



18'
INTERIOR HEIGHT



CTU
CONSTRUCTION



**FULLY AIR
CONDITIONED**
HVAC



**ALMPD
ZONING**



YES
SPRINKLERED



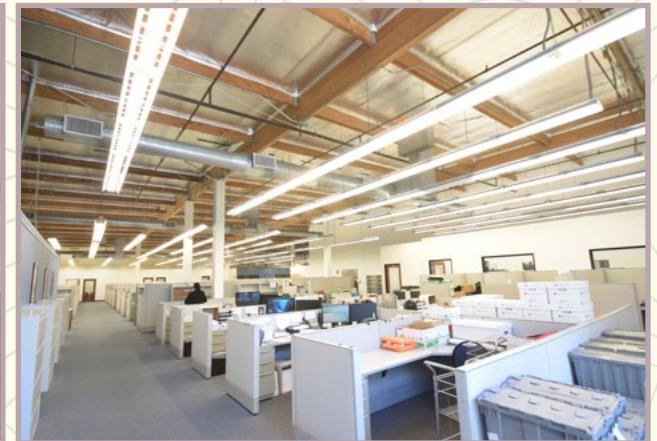
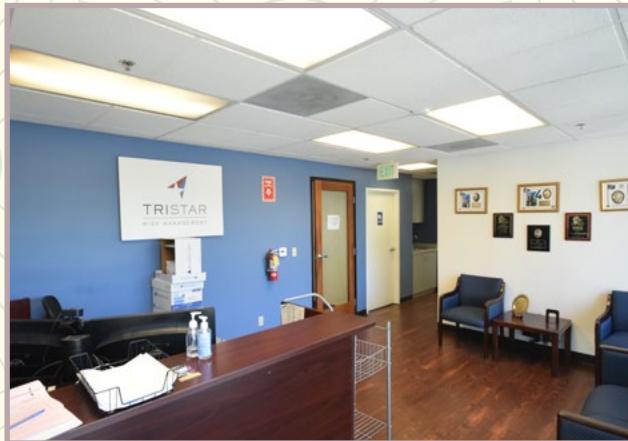
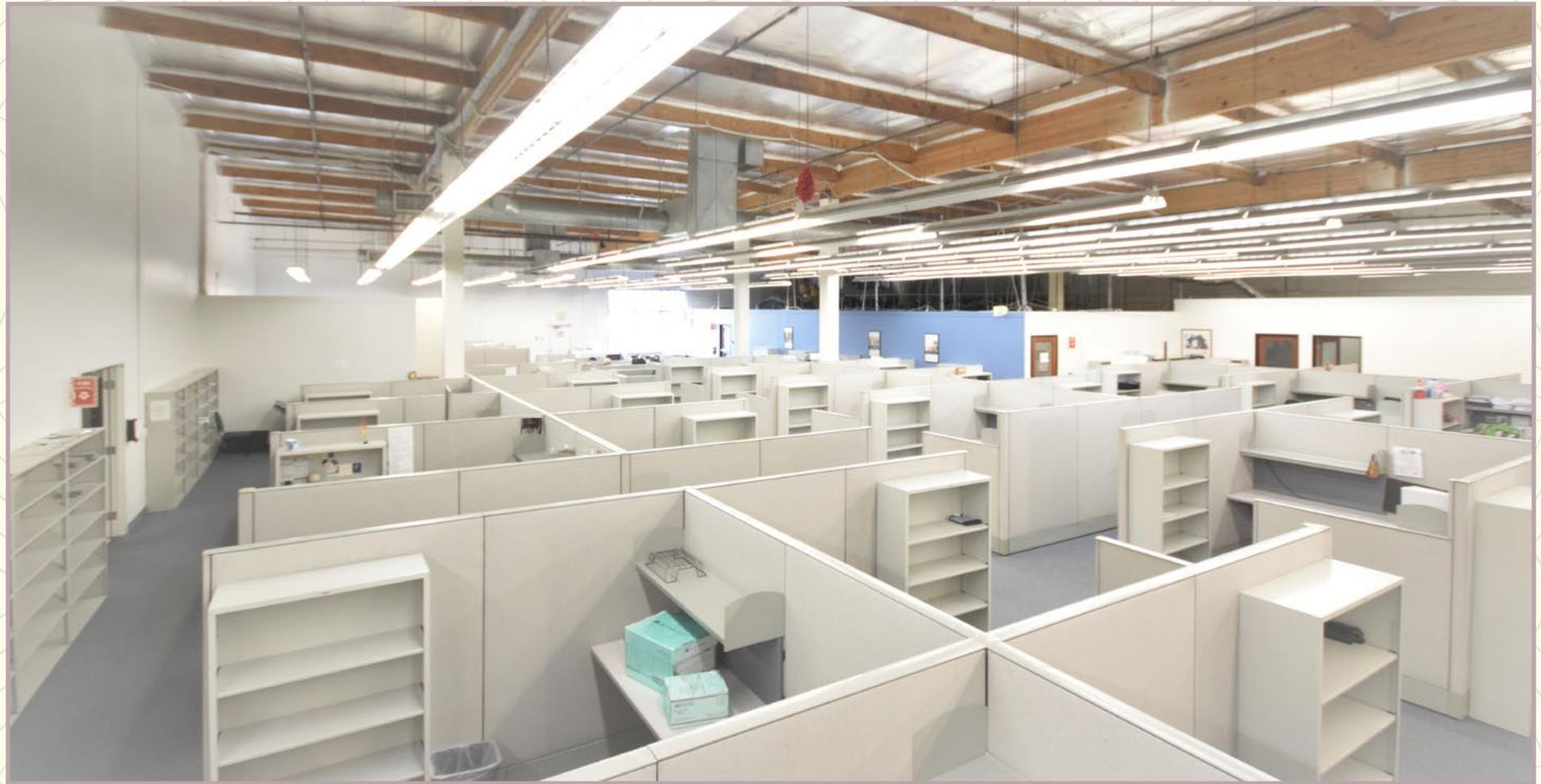
**600 AMPS
POWER**

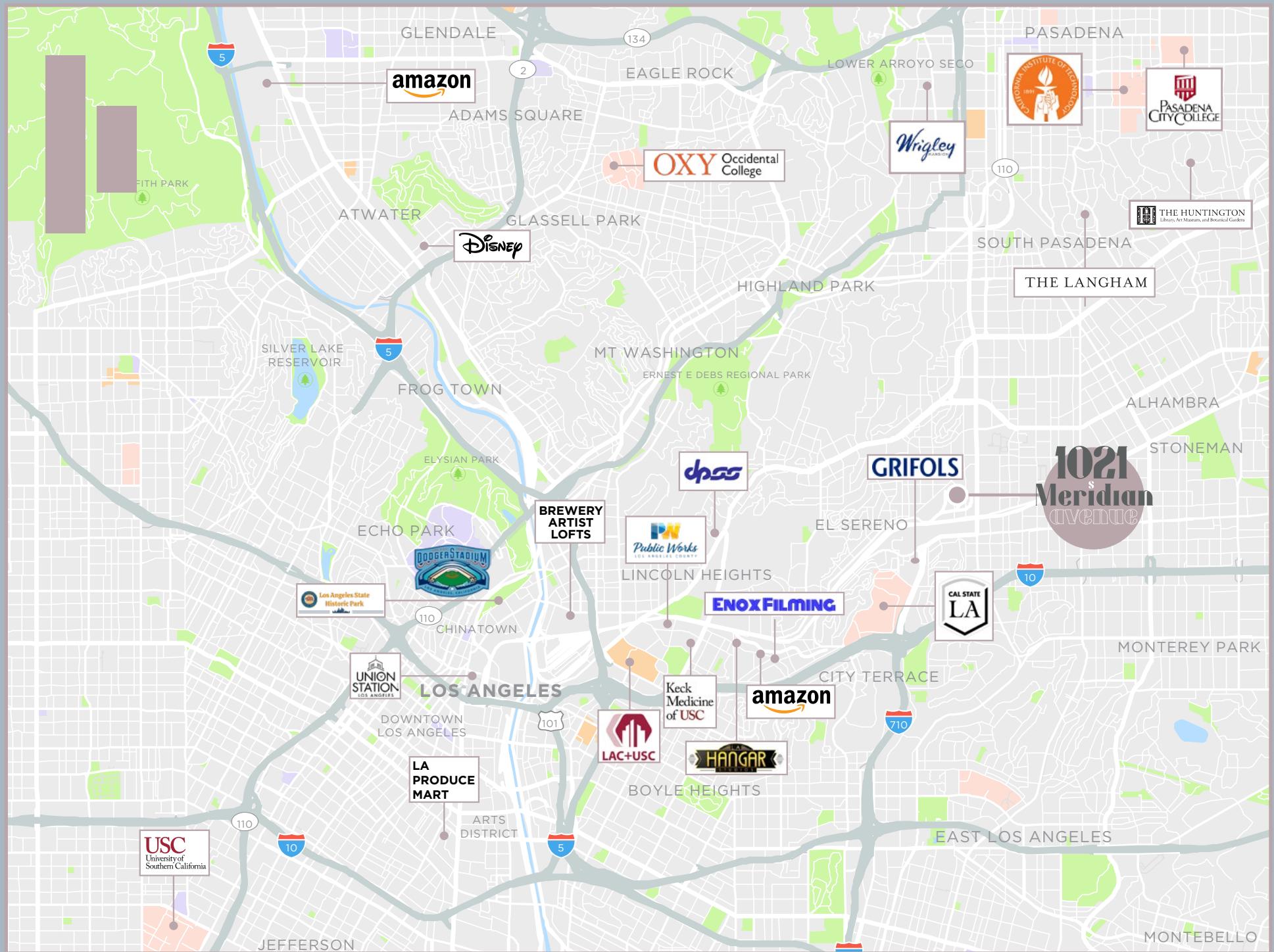


1986
YEAR BUILT

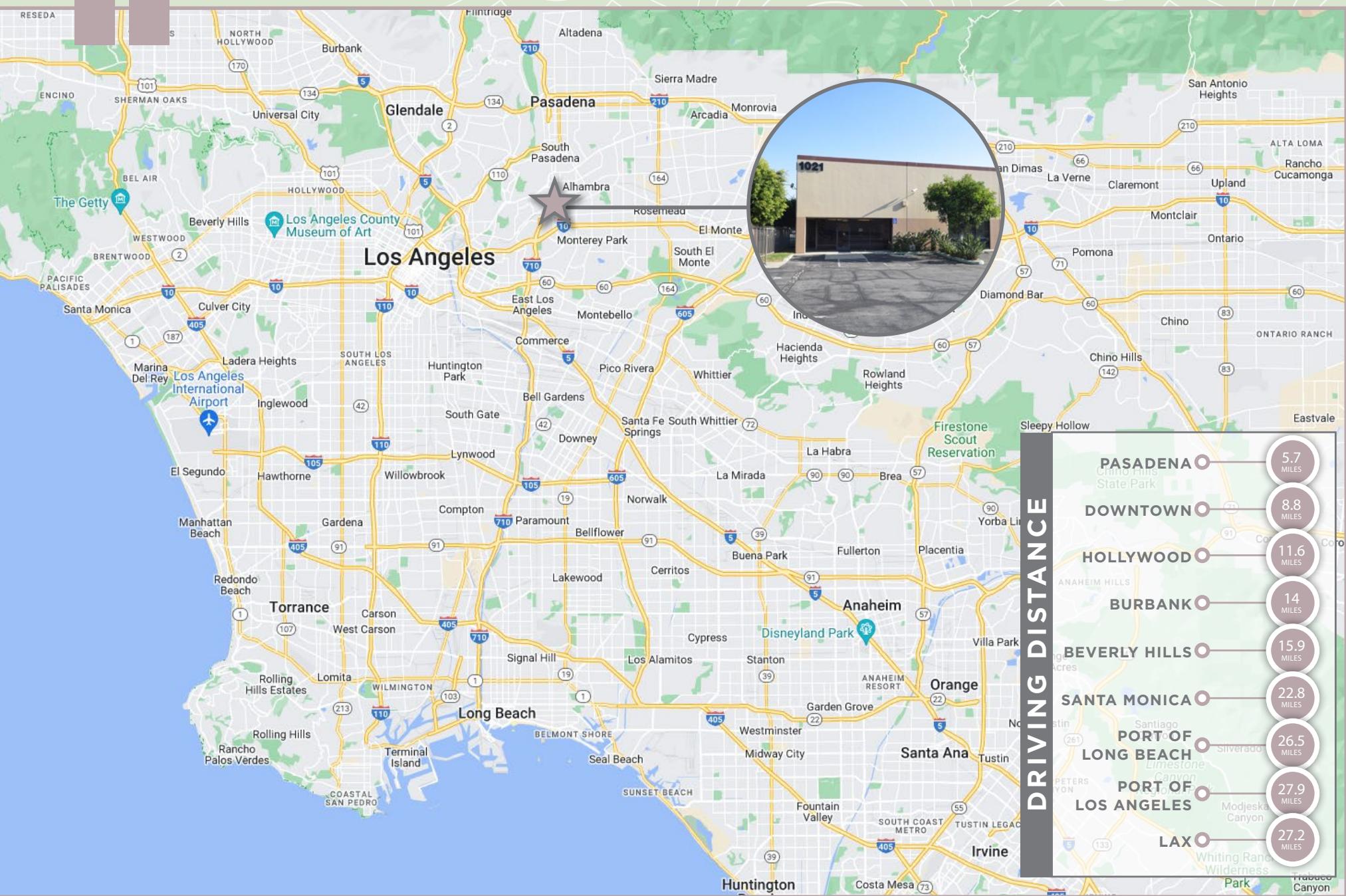


±60 SPACES
PARKING





Regional Map





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