

For Sublease

2,920 SF Industrial Unit

Colliers

Glendale Commerce Center
3370 N San Fernando Rd, Suite 105
Los Angeles, CA 90065



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Kevin Carroll

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Accelerating success.

Property Highlights

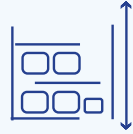
Glendale Commerce Center



Minutes from
Burbank / Glendale,
Hollywood & Downtown LA



Immediate Access
to the 2, 5, and
134 Freeways



19' Minimum Clearance
in Loading Area



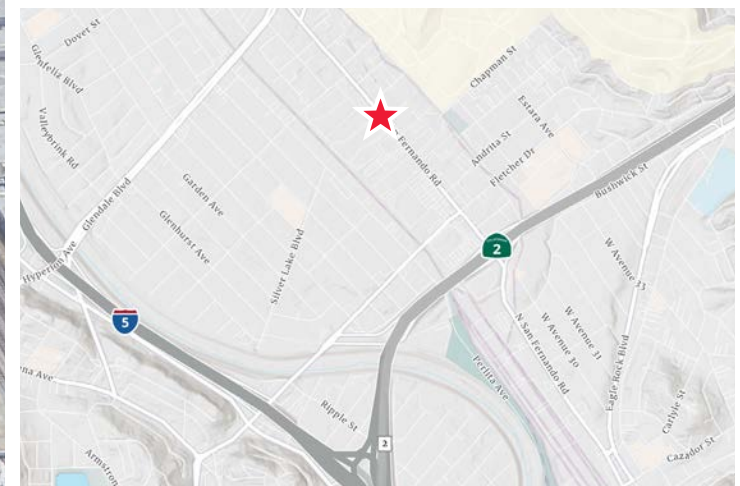
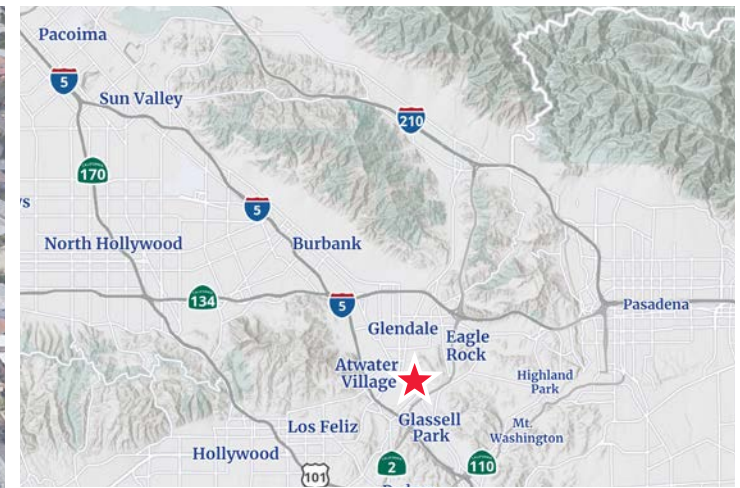
Showroom-Style Buildout
with 10.5'+ Ceilings



Easily Adaptable to
Storage / Creative Office



Oversized Ground
Level Loading Door



Specifications

Term	Sublease through 8/31/2029
Available SF	2,920
Monthly Rent	\$5,519
Lease Rate PSF	\$1.89 NNN / Op.Ex. \$0.33
Clear Height	19'
Ground Level Doors	1
Power	225A, 277/480V, 3Ph, 4W
Parking Spaces / Ratio	4 / 1.37:1
Office / Showroom SF	2,430
Restrooms	2
Yard	No
Possession	30 Days
Zoning	M1

Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.



Photos



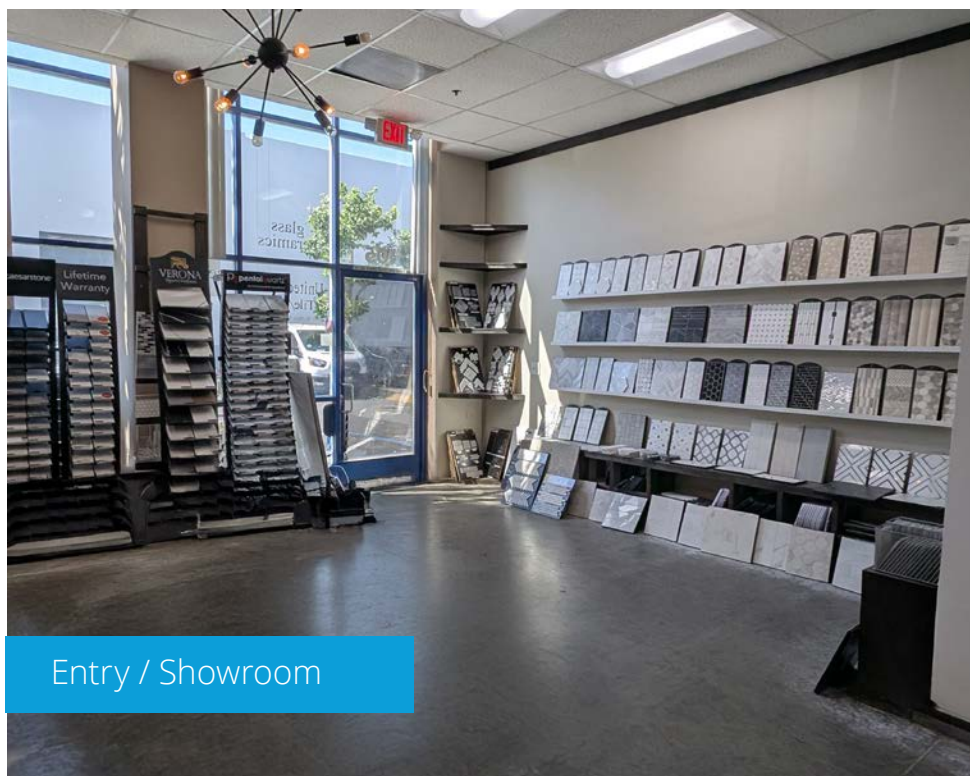
Showroom / Storage (inventory removed digitally to highlight layout)



Office



Loading / Warehouse



Entry / Showroom



Loading / Warehouse



Contact Info

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