

# FOR LEASE



**4544 SAN FERNANDO ROAD, GLENDALE CA 91204**  
*\$1.55 per sq ft per month Industrial Gross*



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**Alliance Partners**  
COMMERCIAL REAL ESTATE ADVISORS

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# Property Information:

4544 San Fernando Road  
Glendale CA 91204

## Highlights:

- 14,000 square feet of warehouse/showroom/office space (part of a larger building)
- Abundant parking in gated secured lot (approx. 36 spaces)
- Building is equipped with fire sprinklers
- Available immediately
- Highly visible location, great signage possibilities
- Main thoroughfare with great access to freeway systems and local amenities

## Building Specifics:

- 2002 Construction
- GL Loading: 3 total
  - 1: 7x12 Operated Mechanically
  - 1: 11x12 Operated Mechanically
  - 1: 8x10 Operated Manually
- Power: 1200AMP, 230Volt, 3Phase
- Warehouse Clear Height: 22'
- Showroom/Office Sq Ft: +-3,500



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# Photos

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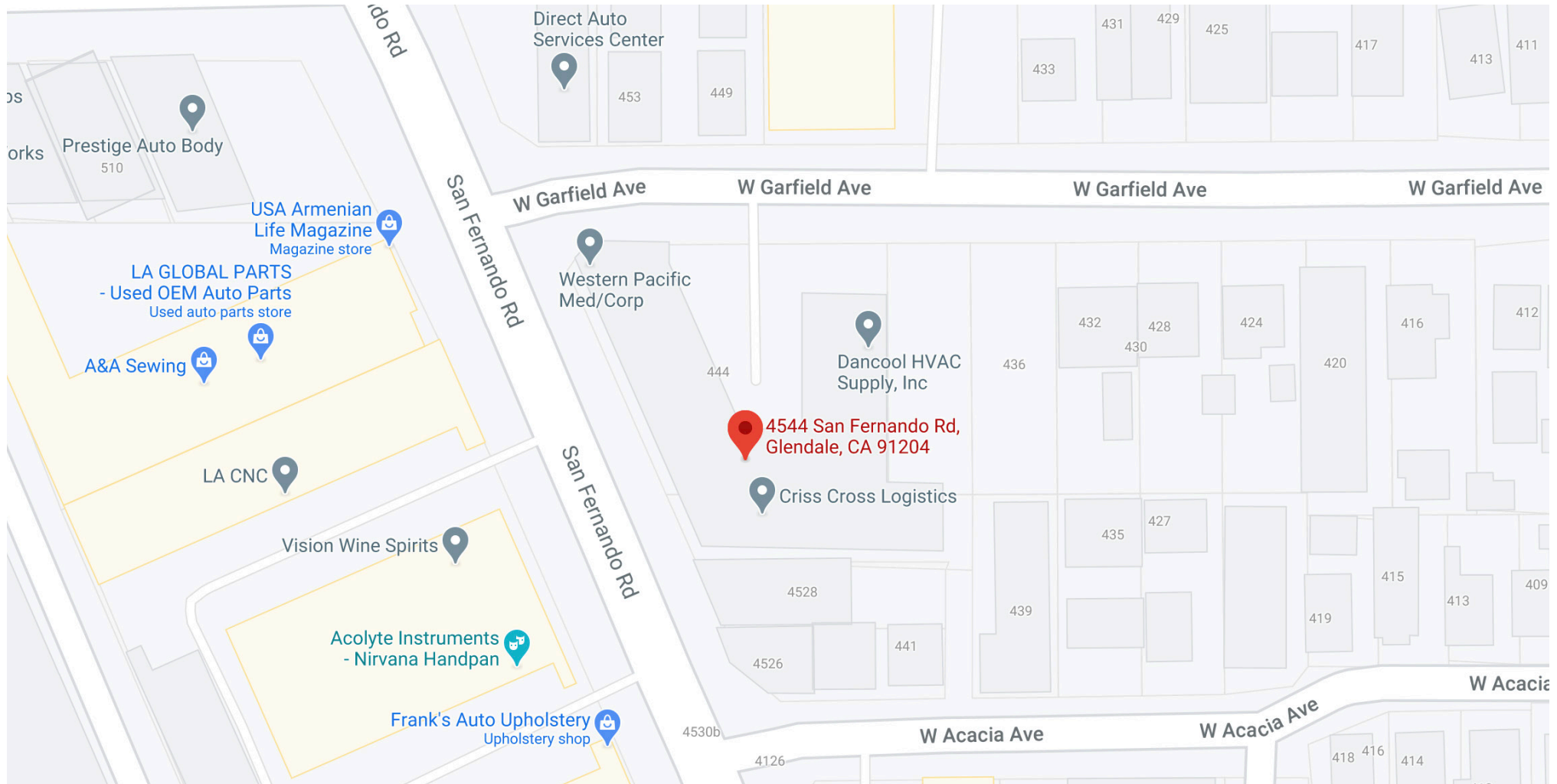
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