

# INDUSTRIAL FOR LEASE

Available SF: 13,246



**913 Ruberta Ave., Glendale, CA 91201  
(cross street—San Fernando Road)**

Completely redone building inside and outside  
Free standing building with gated yard  
Nearly full air conditioning & heating  
3 electric roll-up doors, LED lighting, IT room & fire sprinklers  
Polished concrete floors & structurally rated bonus mezzanine of 551 sq. ft.  
Close to 134, 5, & 2 Freeways

Sale Price/SF: NFS

Rental Rate/SF: **\$1.80** NNN

Terms: **5 years**

Available SF: **13,246**

Year Built: **1991 (2023R)**

Zoning: **IND**

Grd Lvl Drs / Dim: **1/12'x14'**

Sprinklered: **Yes**

Finished Ofc Mezz: **2,049 sf**

Rail Service: **No**

Lighting: **LED**

Listing Agent: **Paul P. Locker, CCIM, SIOR, PMC** (DRE Lic. No. 01220314)

Sale Price: NFS

Monthly Rent: **\$23,842.80**

Roof Type: **Glu-Lam**

Skylights: **Yes**

Construction Type: **Block**

Lot Size SF: **19,328**

Dock High : **2 / 12'x14' 27" high**

Yard: **Yes (fenced)**

Roof Column Spacing: **21'-22'**

Power: **200 Amps /240 Volts / 3Ø / 3 Wire & 100 Amps /120 Volts /1Ø / 3 Wire**

Special Features: **Free standing**

Taxes/Year: **\$22,441.36/ 2023-2024**

APN#: **5627-001-016**

Pkg.: **19**

Office SF/#: **3,996 / 10**

Office /Warehouse Air: **Yes/Yes**

Office/Warehouse Heat: **Yes/Yes**

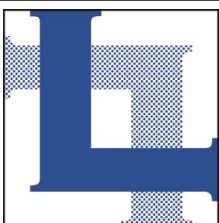
Clear Height: **see notes below**

Restrooms: **4**

Owner's Association: **N/A**

FTCF: **CB250N000S000**

Notes: **Ceiling height varies from 20'2" under beam to 18'11" under beam to 17'7" under HVAC ducting. Tenant to verify electrical services prior to signing lease. Approximately 75% of warehouse is air conditioned.**



**LOCKER  
REALTY CORP.**

**818.956.8800**

**www.LockerRealtyCorp.com**

**AIRCRE**



PROPERTY MANAGEMENT CERTIFICATION

PROVIDING SERVICE WITH EXPERTISE

601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736





