

FOR SALE AND FOR LEASE

440

W LOS FELIZ ROAD

Glendale, CA 91204



15,609 SQ FT BUILDING
21,482 SQ FT LOT

CBRE

THE HIGHLIGHTS



Freestanding flex industrial building with heavy power and infrastructure



Sale Price: \$7,250,000



Lease Rate: \$1.79/sf Gross



Adjacent to Glendale Metro Station



Located in Glendale's Transit Oriented Development (TOD) District



100% HVAC



PROPERTY DETAILS

BUILDING SF
15,609 SF

LOADING:
DOCK HIGH

PROPERTY TYPE:
FLEX INDUSTRIAL

HEAVY POWER:
1600A/480 V/3PH

YEAR BUILT:
1960

ZONING:
GL M1 (TOD)

CEILING HEIGHT:
14'

PARKING SPACES:
11

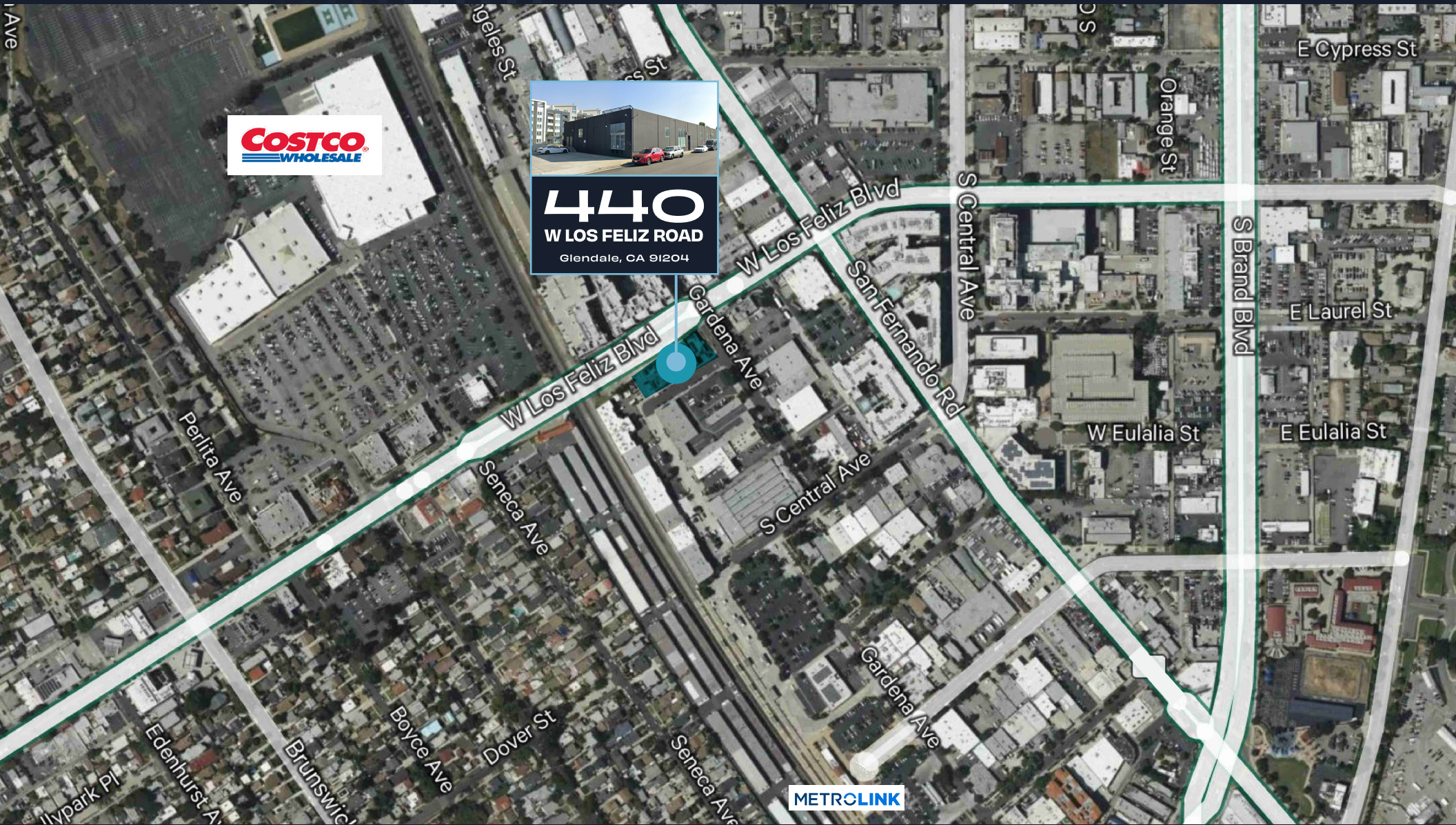
PARCEL NUMBER:
5640-021-016

FLOOR PLAN



Floor plan not drawn to scale

AERIAL



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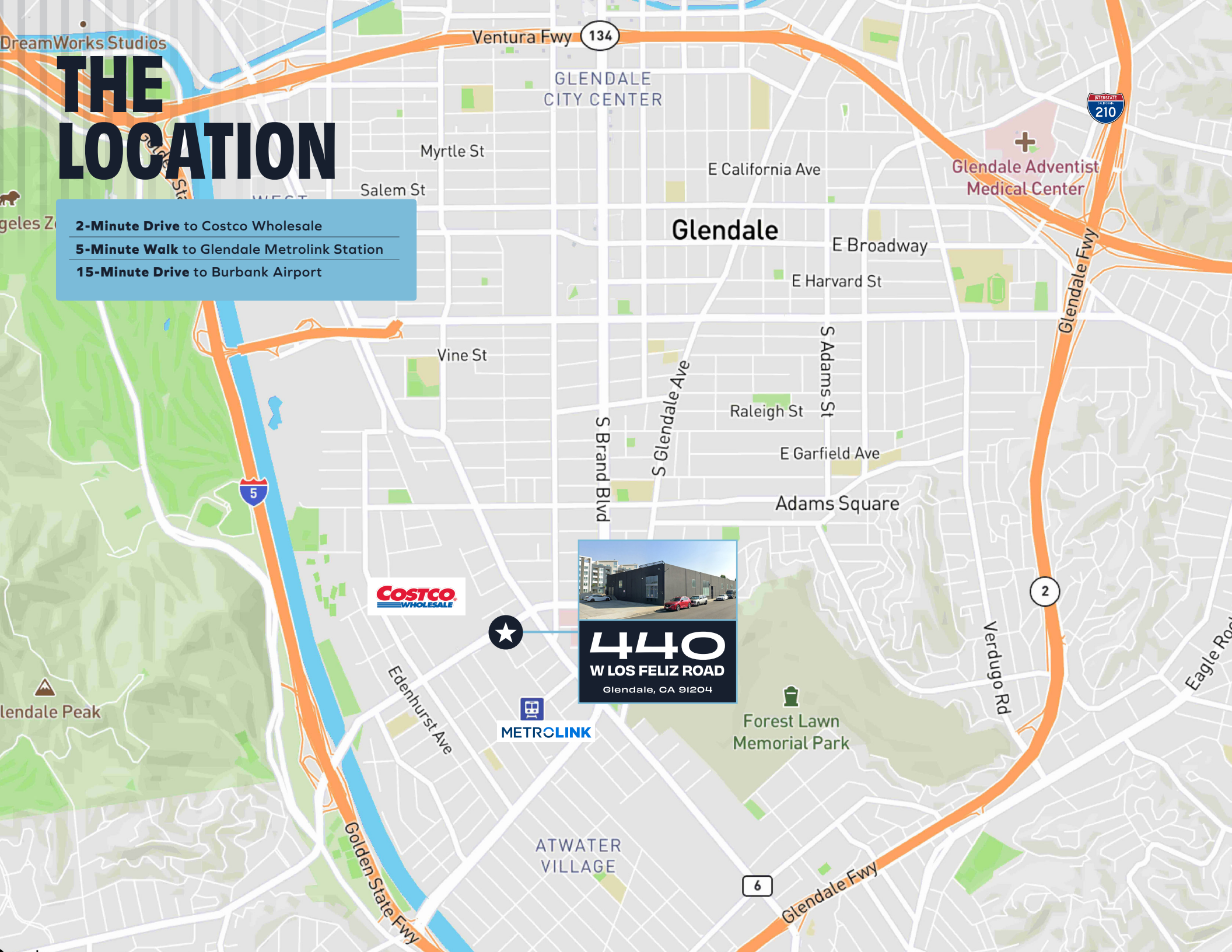


THE LOCATION

- 2-Minute Drive to Costco Wholesale
- 5-Minute Walk to Glendale Metrolink Station
- 15-Minute Drive to Burbank Airport



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FOR MORE INFORMATION, PLEASE CONTACT:

GREGORY BARSAMIAN

Senior Vice President

Lic. 00873206

+1 818 406 3658

gregory.barsamian@cbre.com

ABRAHAM KIM

Senior Associate

Lic. 02077431

+1 213 613 3347

abraham.kim@cbre.com

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