



329 MIRA LOMA AVE

GLENDALE, CA 91204

INDUSTRIAL UNIT FOR LEASE



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OFFERING SUMMARY

Lease Rate:	\$1.85 SF/month (MG) \$13,286.70/month
Available SF:	7,182 SF
Lot Size:	18,737 SF
Year Built:	1970
Zoning:	TOD-I
Parking:	8 Car Parking

PROPERTY OVERVIEW

Rare opportunity to lease 7,182 SF of industrial warehouse space at 329 Mira Loma Ave. in Glendale's sought-after industrial corridor. The available space offers a functional warehouse layout with office improvements and grade-level loading, making it ideal for manufacturing, warehousing, distribution, contractor operations, and other industrial users. Conveniently located with excellent access to I-5, 134 Fwy, and 2 Fwy, the property provides outstanding connectivity throughout the Greater Los Angeles area.

PROPERTY HIGHLIGHTS

- Warehouse and office improvements
- Grade-level loading
- Fenced industrial yard
- Excellent central Glendale location
- Convenient access to I-5, 134 Fwy & 2 Fwy
- Ideal for manufacturing, distribution, warehouse, contractor, and flex industrial users

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

DRE# 01875861



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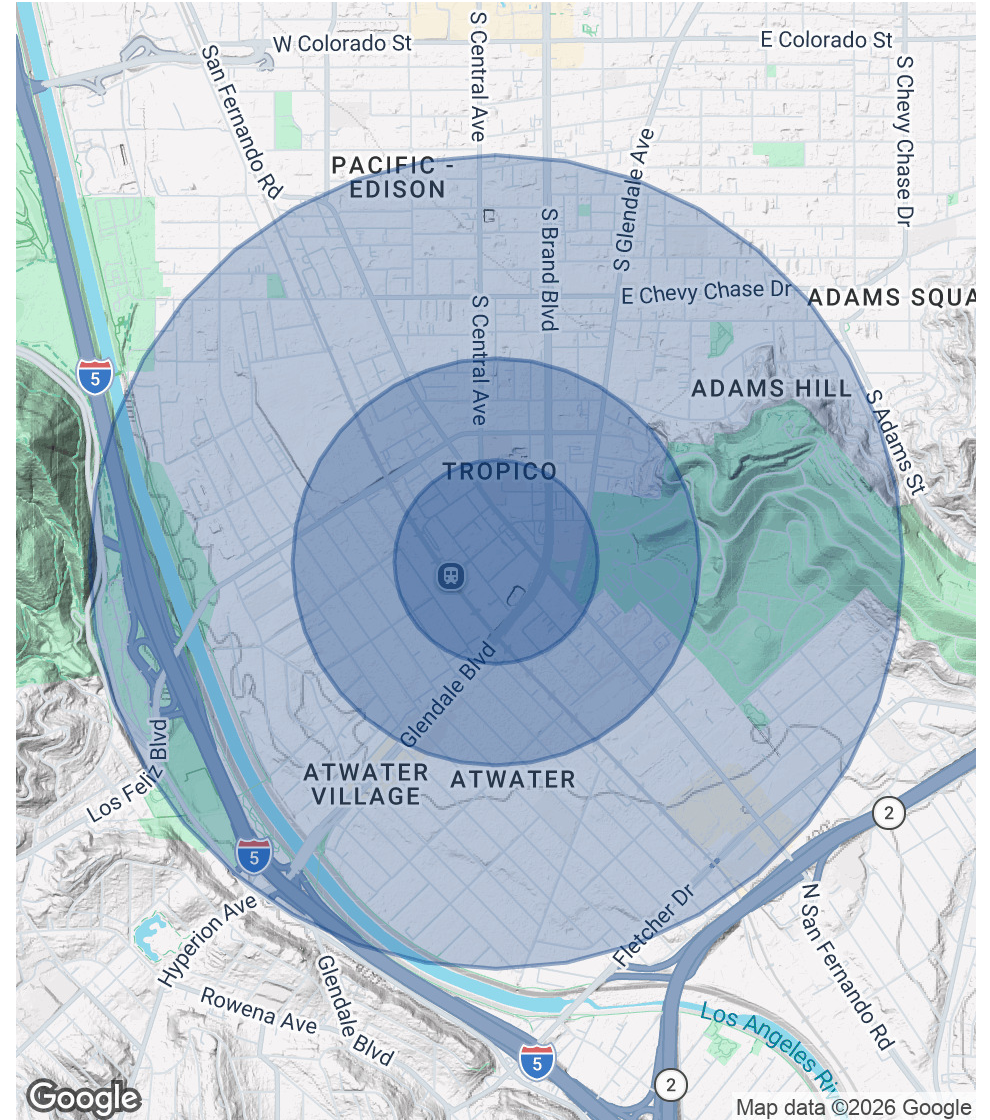
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,330	7,759	31,291
Average Age	38.8	41.1	39.8
Average Age (Male)	37.1	39.9	37.8
Average Age (Female)	40.2	41.6	41.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	929	3,022	11,714
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$107,103	\$108,287	\$102,139
Average House Value	\$1,047,476	\$1,079,643	\$975,559

2023 American Community Survey (ACS)



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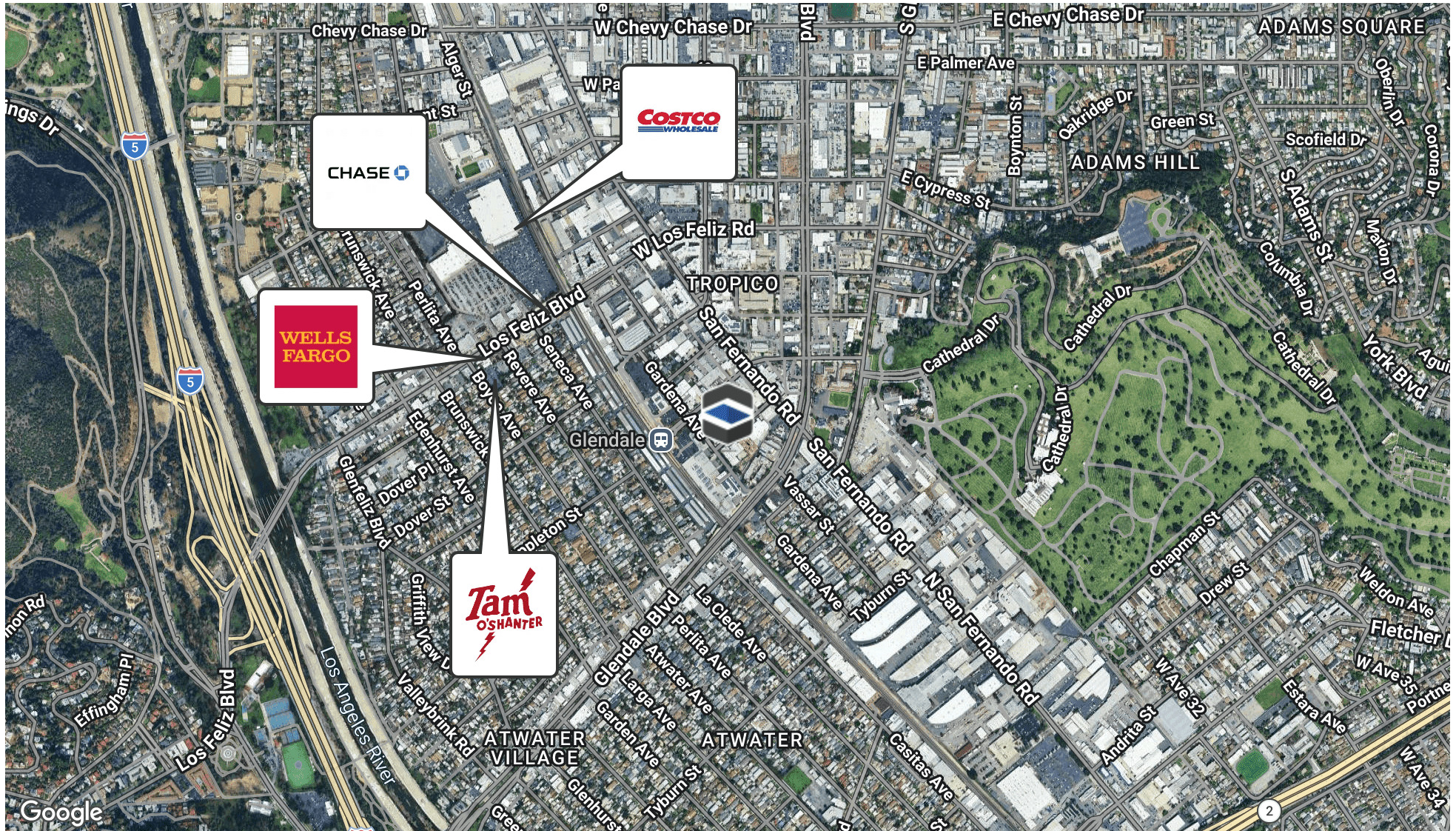
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