

# FOR SALE

# EXCEPTIONAL FLEX AND R&D BUILDING



## 1785 LOCUST STREET, PASADENA, CA

### PROPERTY INFORMATION:

ASKING PRICE	\$4,600,000.00
TOTAL BUILDING	15,742 sq. ft.
TOTAL LAND AREA	24,259 sq. ft.
ZONE:	EC-MU-C
NUMBER OF FLOORS	Two (2)
UNITS	Twelve (12) units.
PARKING	Thirty-two (32) spaces and loading areas.
YEAR BUILT	1998
APN	5737-015-054
CROSS STREETS	Locust Street and Allen Avenue

### AMENITIES:

- Exceptional investment or owner-user opportunity.
- Units have roll-up doors. (8' x 8')
- Each unit is separately metered.
- Gated parking lots.
- Outstanding location near Metro Goldline and 210 freeway.

Please do not disturb Tenants. Call the broker for further details.



For more Information, Contact:

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