



# 1651 S CENTRAL AVE

GLENDALE, CA 91204

SUITES H, J, K/L

INDX INDUSTRIAL FLEX SPACE FOR LEASE



**TONY MANISCALCHI, SIOR** | C: 818.606.8606 | CalDRE #00630926 | [tonymaniscalchi@gmail.com](mailto:tonymaniscalchi@gmail.com)

**MIKE MANISCALCHI, SIOR** | C: 818.427.9934 | CalDRE #01097943 | [mike@systemsrealestate.com](mailto:mike@systemsrealestate.com)

**ERIC DICKENS** | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | [dickens@systemsrealestate.com](mailto:dickens@systemsrealestate.com)



**SYSTEMS REAL ESTATE**  
MANAGEMENT, INC.  
SALES • LEASING • MANAGEMENT

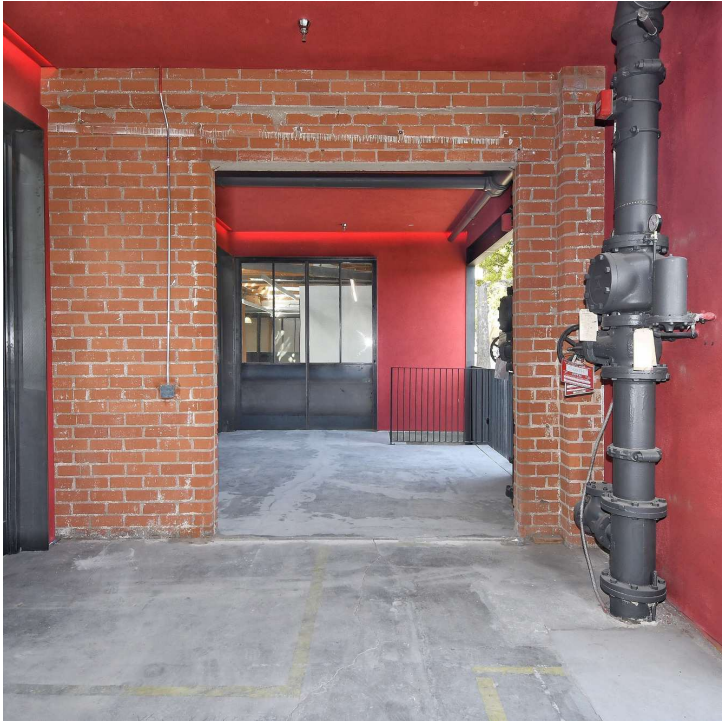
SYSTEMS REAL ESTATE MANAGEMENT, INC. | 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 | DRE# 01875861 | 818.500.4900 | [SYSTEMSREALSTATE.COM](http://SYSTEMSREALSTATE.COM)





# 1651 S CENTRAL AVE SUITES H, J, K/L

GLENDALE, CA 91204



## OFFERING SUMMARY

Lease Rate:	\$2.65 SF/month (NNN)* \$.30 SF/month CAM* \$7,486.30 - \$16,461.50 per month
Building Size:	42,000 SF
Available SF:	963-5,500 SF
Lot Size:	41,452 SF
Year Built:	1942
Zoning:	TOD-1 (Transit Oriented District)

## PROPERTY OVERVIEW

INDX Glendale offers an adaptive re-use of a well located building, with a total of 42,000 SF. Currently Four (4) suites are available, Suite H & J (Approx, 2,750 Sf each. or 5,500 Sf combined.) Suite K/L combined (Approx 2,824 Sf combined) INDX Glendale's use of industrial steel grade architectural doors, expansive Saw-Tooth Skylights, modern ADA compliant restrooms and kitchen/coffee bars(in the larger units). Used brick, sandblasted structural wood ceilings and exposed roof system, the concrete floors have been diamond ground and clear coated. The exterior stucco is accented by modern recessed and gated entries, modern exterior lighting and drought - tolerant landscaping. INDX Glendale is located across the street from Metrolink, Amtrak and Glendale Transportation Center and near the intersection of Los Feliz and San Fernando Road. With easy access to the 5, 134, and 2 Freeways, INDX Glendale is 9 miles from Burbank Airport and 26 miles from LAX with access to downtown Los Angeles, Burbank Media and the Disney Creative Campus in Glendale.

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.

**TONY MANISCALCHI, SIOR** | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

**MIKE MANISCALCHI, SIOR** | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

**ERIC DICKENS** | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com



**SYSTEMS REAL ESTATE**  
MANAGEMENT, INC.  
SALES • LEASING • MANAGEMENT





# 1651 S CENTRAL AVE SUITES H, J, K/L

GLENDALE, CA 91204



**TONY MANISCALCHI, SIOR** | C: 818.606.8606 | CalDRE #00630926 | [tonymaniscalchi@gmail.com](mailto:tonymaniscalchi@gmail.com)

**MIKE MANISCALCHI, SIOR** | C: 818.427.9934 | CalDRE #01097943 | [mike@systemsrealestate.com](mailto:mike@systemsrealestate.com)

**ERIC DICKENS** | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | [dickens@systemsrealestate.com](mailto:dickens@systemsrealestate.com)



**SYSTEMS REAL ESTATE**  
MANAGEMENT, INC.  
SALES • LEASING • MANAGEMENT



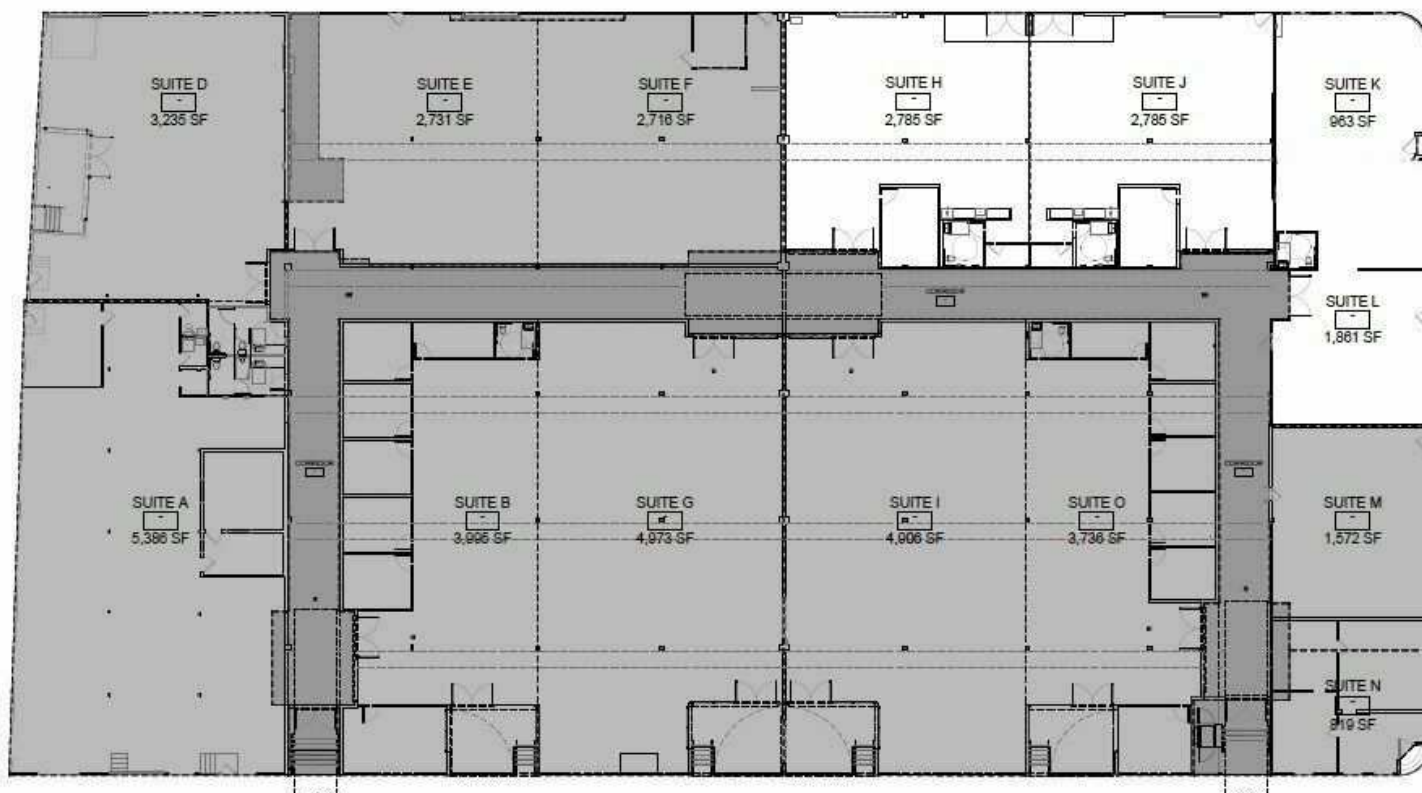
# 1651 S CENTRAL AVE SITE PLAN

GLENDAL, CA 91204

1651 S CENTRAL AVE. GLENDALE CA, 91204

\*ALL SF NOTED ARE GROSS AREAS (INCL. LF 16%)

8/12/2024



**TONY MANISCALCHI, SIOR** | C: 818.606.8606 | CalDRE #00630926 | [tonymaniscalchi@gmail.com](mailto:tonymaniscalchi@gmail.com)

**MIKE MANISCALCHI, SIOR** | C: 818.427.9934 | CalDRE #01097943 | [mike@systemsrealestate.com](mailto:mike@systemsrealestate.com)

**ERIC DICKENS** | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | [dickens@systemsrealestate.com](mailto:dickens@systemsrealestate.com)



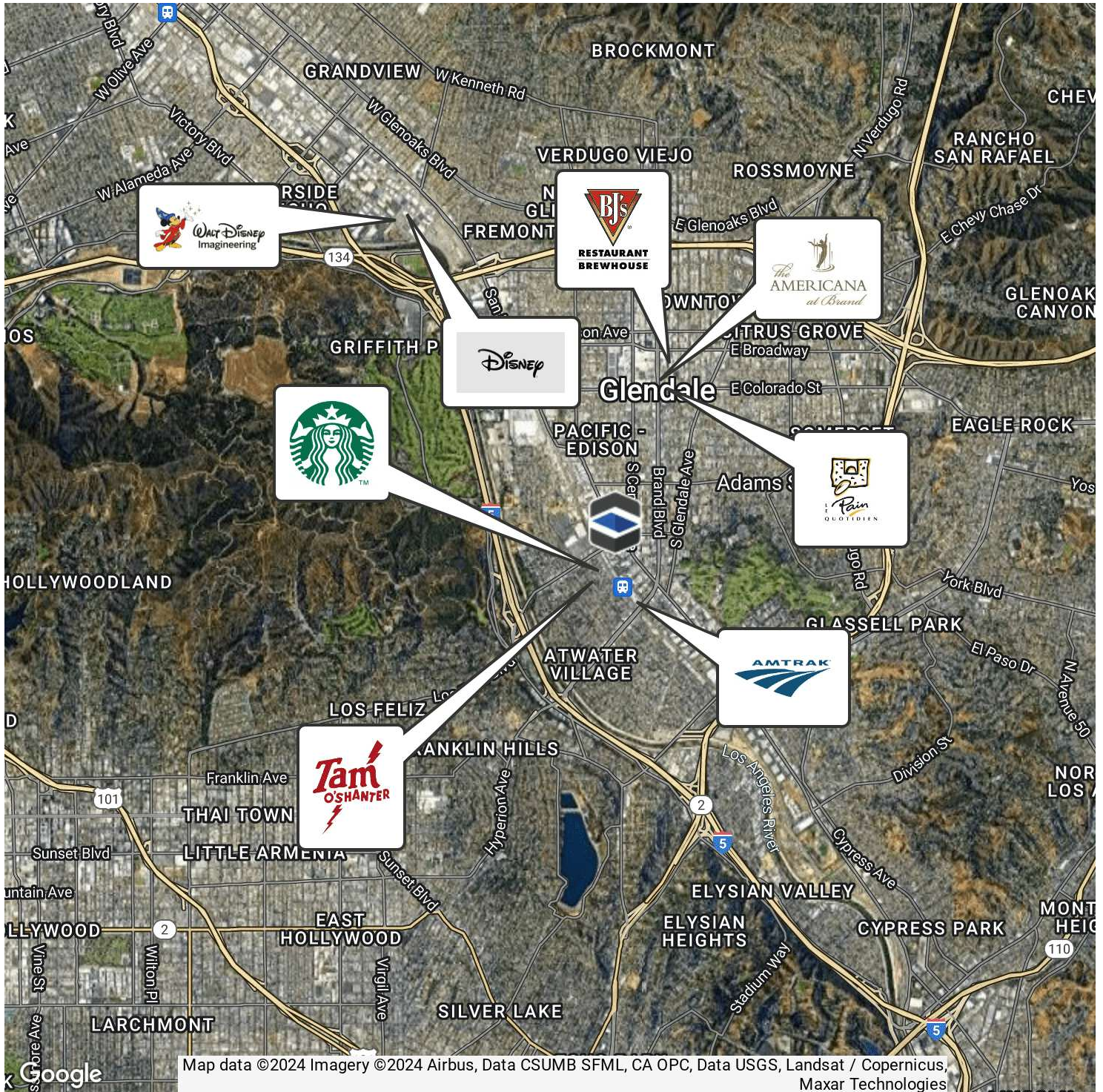
**SYSTEMS REAL ESTATE**  
MANAGEMENT, INC.  
SALES • LEASING • MANAGEMENT





# 1651 S CENTRAL AVE SUITES H, J, K/L

GLENDALE, CA 91204



**TONY MANISCALCHI, SIOR** | C: 818.606.8606 | CalDRE #00630926 | [tonymaniscalchi@gmail.com](mailto:tonymaniscalchi@gmail.com)

**MIKE MANISCALCHI, SIOR** | C: 818.427.9934 | CalDRE #01097943 | [mike@systemsrealestate.com](mailto:mike@systemsrealestate.com)

**ERIC DICKENS** | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | [dickens@systemsrealestate.com](mailto:dickens@systemsrealestate.com)



**SYSTEMS REAL ESTATE**  
MANAGEMENT, INC.  
SALES • LEASING • MANAGEMENT