

INDUSTRIAL - LEASE

Available SF: 2,625
Total Bldg SF: 24,462

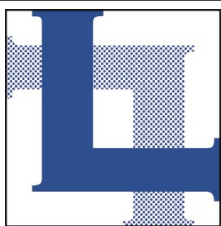


Address: 1435 GARDENA AVE., UNIT 12, GLENDALE, CA 91204
Cross Street(s): CENTRAL AVENUE

Business Park Environment—Extremely Clean
Fully Air Conditioned & Heated
Unit has been completely refurbished and includes polished concrete floors
Ideal as artist studio and other clean uses
Clean Use Tenants Throughout Business Park
Easy Access to 134, 5, & 2 Freeways / 2 Blocks from Glendale's Transportation Center

Lease Rate/SF: \$2.75 + CAM	Lease Rate/Month: \$7,218.75 + CAM	Taxes/Year: \$TBD / 2024-2025
Lease Type: Ind. Gross	Term: 3-5 years	CAM Charges/SF: 21¢/psf per month
Available SF: 2,625	Roof Type: Glu Lam	Minimum SF: 2,625
Year Built: 1986	Construction Type: Block	Pkg.: 2
Zoning: IMU-R	Lot Size SF: POL	Office SF/#: 238 sf / 1
Grd Lvl Drs: 12'x15'5" & 11'11"x13'7"	Dock High /Dim: 0 / N/A	Office Air: Yes
Sprinklered: No	Yard: No	Office Heat: Yes
Finished Ofc Mezz: No	Unfin Ofc Mezz: No	Clear Height: 16'4"
Rail Service: No	Power: 200 Amps / 120-240 Volts / 1 Ø / 4 Wire	
Lighting: LED	Special Features: Part of business park	Restrooms: 1
Listing Agent: Paul P. Locker, CCIM SIOR, PMC	DRE Lic #01220314	FTCF: CB250N000S000

Notes: Actual clear height ranges from 16'4" to 16'11" to bottom of beam. 3 phase electrical service may be available at main panel. Electrical service to be verified by Lessee. Taxes are for entire property.



LOCKER
REALTY CORP.

818.956.8800
www.LockerRealtyCorp.com
Www.

PROVIDING SERVICE WITH EXPERTISE

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



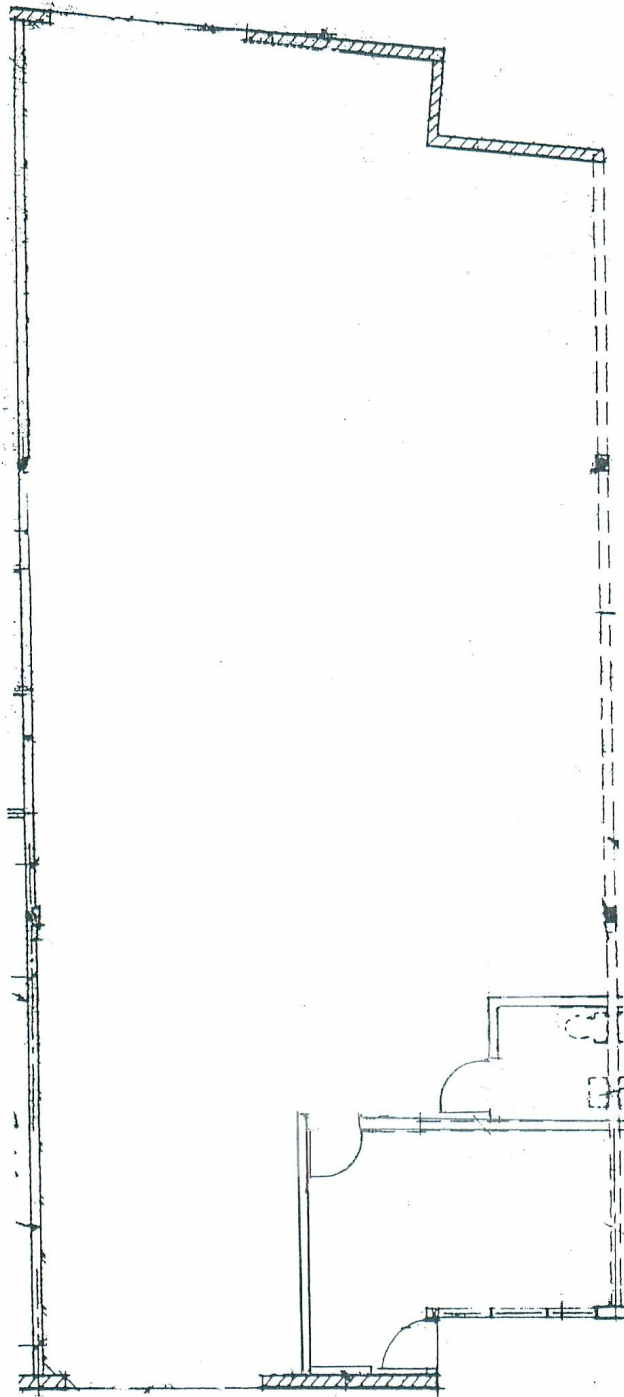
Individual
Member



SIOR



PROPERTY MANAGEMENT CERTIFICATION



Drawing may not be to scale and may not represent exact configuration

1435 Gardena Ave., Unit 12, Glendale, CA 91204

