

INDUSTRIAL - LEASE

Available SF: 1,584
Total Bldg SF: 26,981

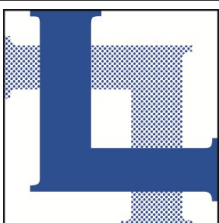


Address: 787 W. Woodbury Road, Unit 7, Altadena, CA 91001
Cross Street(s): N. Arroyo Blvd. / N. Windsor Ave.

Small, well maintained, 12 unit business park
Fully air conditioned & heated, Spectrun Internet available with sign-up
Extra parking may be available
Close to JPL with easy access to and from 210 Freeway
Fast food restaurant within one block of property

Lease Rate/SF: \$2.95	Lease Rate/Month: \$4,672.80+ CAM	Taxes/Year: \$41,978.55 / 2025-2026
Lease Type: Ind. Gross	Term: 3-5 years	CAM Charges/SF: 16¢
Available SF: 1,584	Roof Type: Glu Lam	Minimum SF: 1,584
Year Built: 1990	Construction Type: Block	Pkg.: 3
Zoning: CM	Lot Size SF: POL	Office SF/#: 133 sf / 1
Grd Lvl Drs/Dim: 11'4"x14'	Dock High /Dim: 0 / N/A	Office Air: Yes
Sprinklered: Yes	Yard: No	Office Heat: Yes
Finished Ofc Mezz: No	Unfin Ofc Mezz: No	Clear Height: 15'5"
Rail Service: No	Power: 100 Amps / 120-208 Volts / 3 Ø / 4 Wire	
Lighting: LED & Fluorescent	Special Features: Part of industrial park	Restrooms: 1
Listing Agent: Paul P. Locker, CCIM SIOR, PMC (DRE 01220314)		FTCF: CB250N000S000

Notes: Extra parking, if available, at a fee per space, per month. Clear height is 15'5" to bottom of beam and 13'3" to bottom of lights. Tenant to verify all information on this brochure to its own satisfaction, including, but not limited to, electrical power.



LOCKER
REALTY CORP.

818.956.8800
www.LockerRealtyCorp.com

PROVIDING SERVICE WITH EXPERTISE

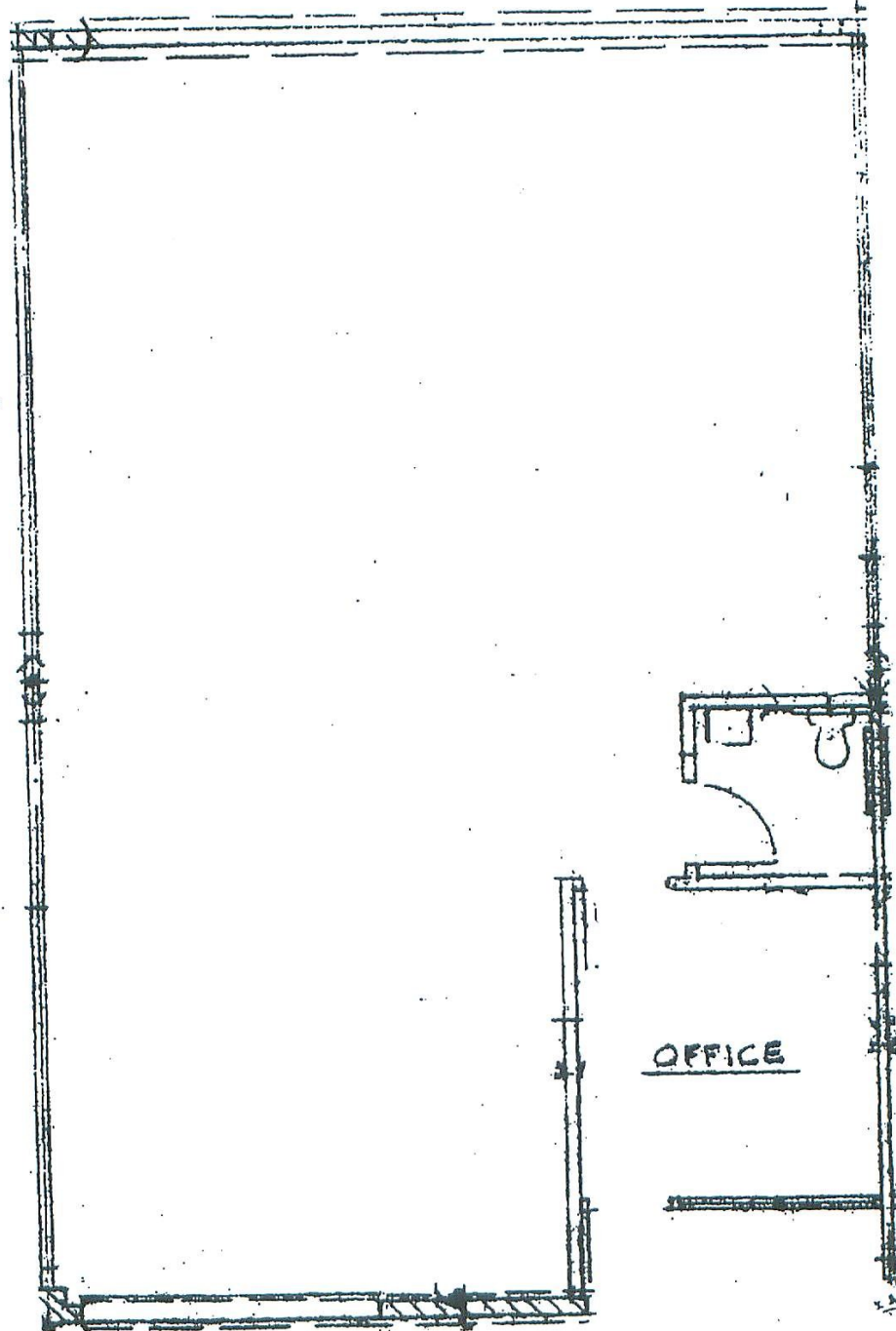
601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736



Individual
Member



PROPERTY MANAGEMENT CERTIFICATION



787 W. Woodbury Rd., Unit 7, Altadena

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



