

# 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" x 14'**

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**

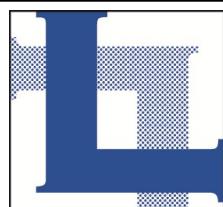
Lighting: **LED & Fluorescent**

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.

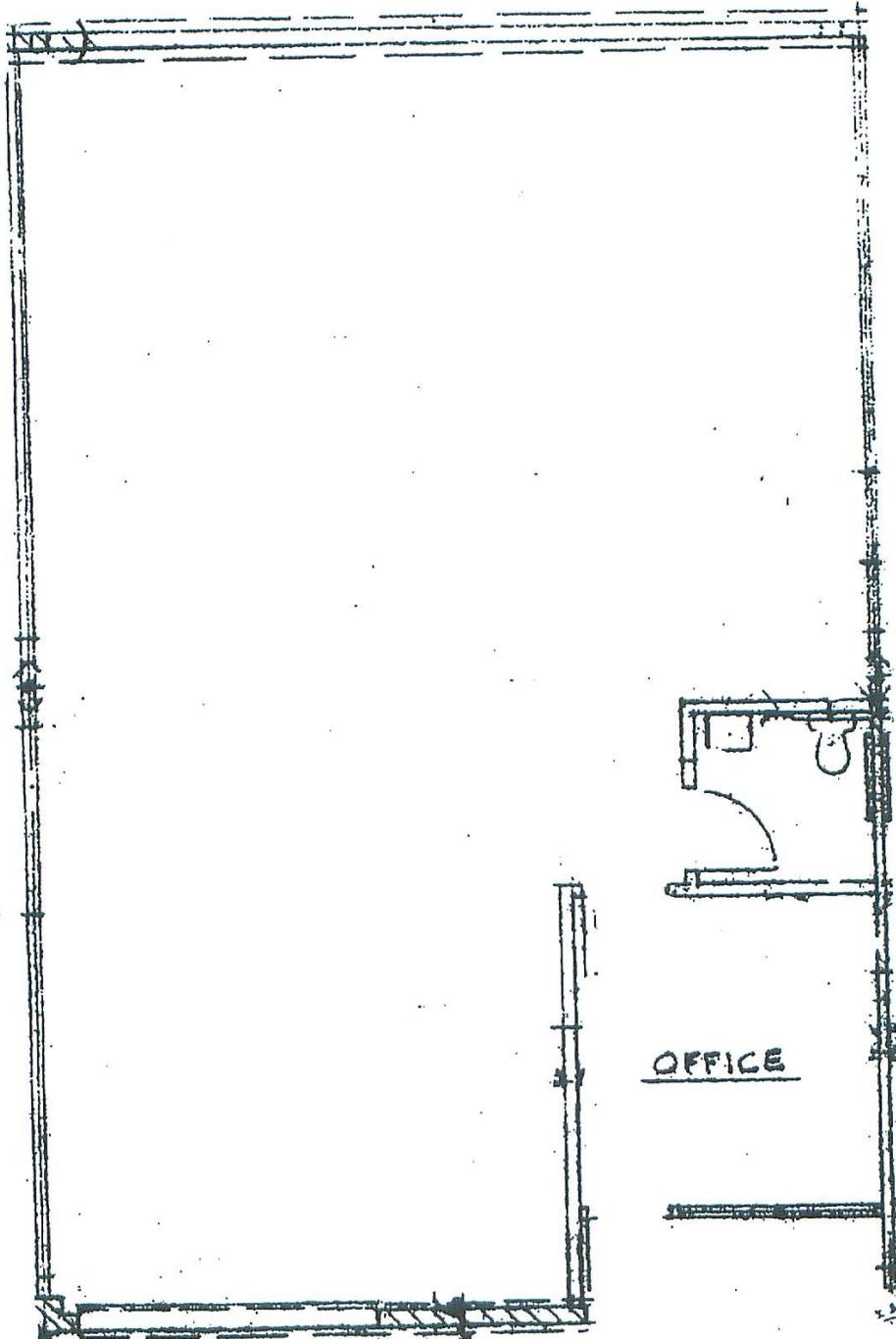
**818.956.8800**  
[www.LockerRealtyCorp.com](http://www.LockerRealtyCorp.com)

PROVIDING SERVICE WITH EXPERTISE

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



PROPERTY MANAGEMENT CERTIFICATION



787 W. Woodbury Rd., Unit 7, Altadena

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



