

INDUSTRIAL /RETAIL/MEDICAL - LEASE

Available SF: 2,898

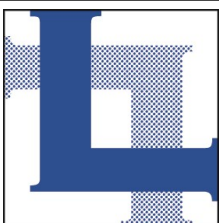


Address: 6000 San Fernando Road, Glendale, CA 91202
Cross Street(s): Corner of Norton Avenue

Small free standing building on large lot
Main street exposure and corner location
Completely refurbished both inside and outside
Two (2) handicap restrooms & electrical room
Easy access to 134 and 5 Freeways

Lease Rate/SF: \$4.25	Lease Rate/Month: \$12,316.50 + NNN	Taxes/Year: \$6,336.95 / 2024-2025
Lease Type: NNN	Term: 5 years	NNN Charges/SF: \$.29 (projected)
Available SF: 2,898	Roof Type: Steel Beam	Minimum SF: 2,898
Year Built: 1966 / 2025 (R)	Construction Type: Block	Pkg.: 12-15 (not striped)
Zoning: IMU-R	Lot Size SF: 8,434	Office SF/#: 2,898
Grd Lvl Drs/Dim: N/A	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: 11'11" to bottom of beam 9'9" to bottom of A/C supply
Rail Service: No	Power: 100 Amps / 120-480 Volts / 1 Ø / 3 Wire	
Lighting: LED	Special Features: Free standing	Restrooms: 2
Listing Agent: Paul P. Locker, CCIM SIOR, PMC (DRE 01220314)		FTCF: CB250N000S000

Notes: **Projected NNN charges are for taxes and insurance. Additional electrical meter/panel of 50 Amps/480 Volts/3 Ø/3 Wire. Tenant to verify all information on this brochure to its own satisfaction.**



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PROVIDING SERVICE WITH EXPERTISE

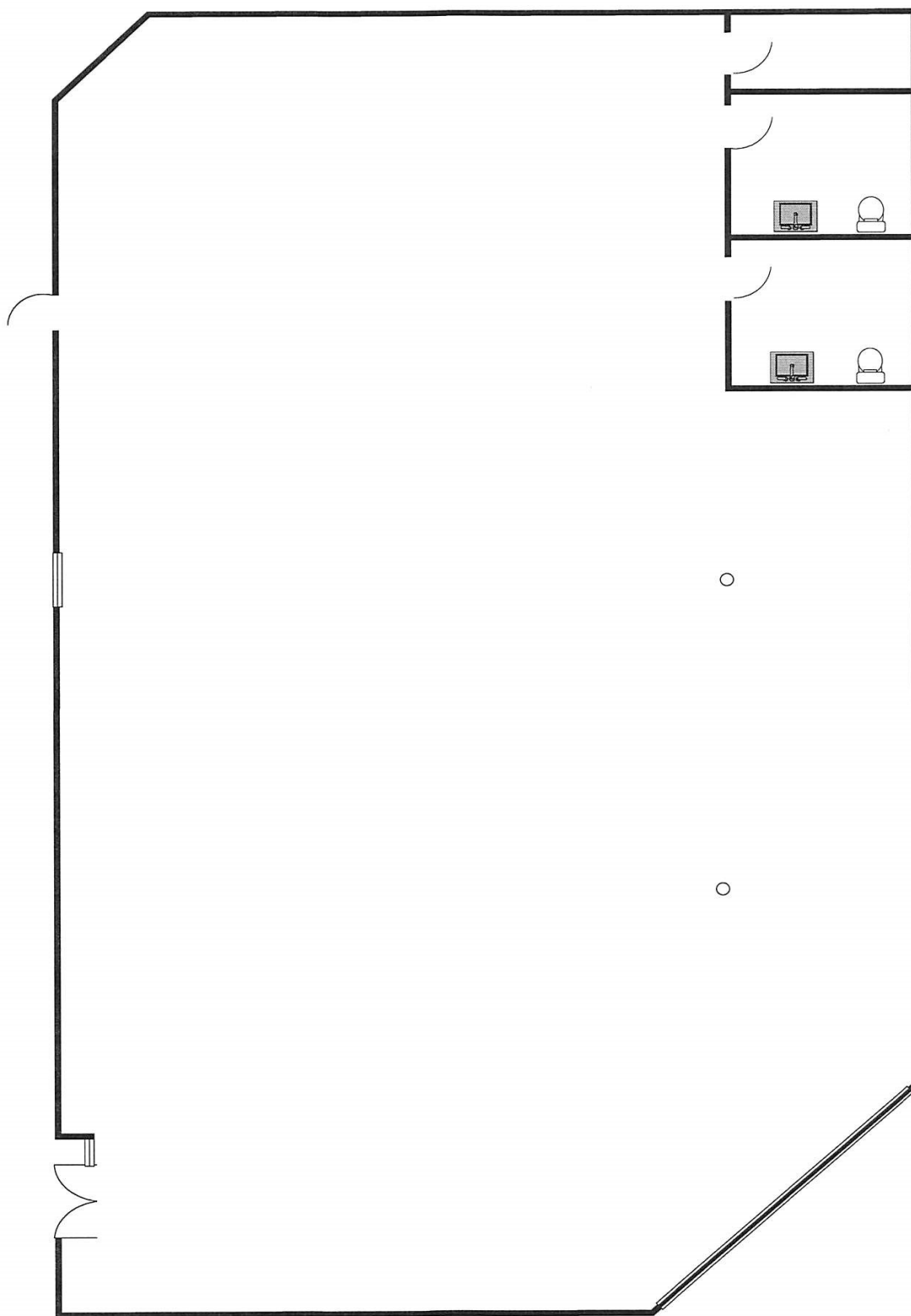
601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736



Individual
Member



PROPERTY MANAGEMENT CERTIFICATION



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

6000 San Fernando Road, Glendale, CA 91202



