

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**

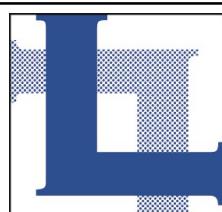
Special Features: **Free standing**

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.



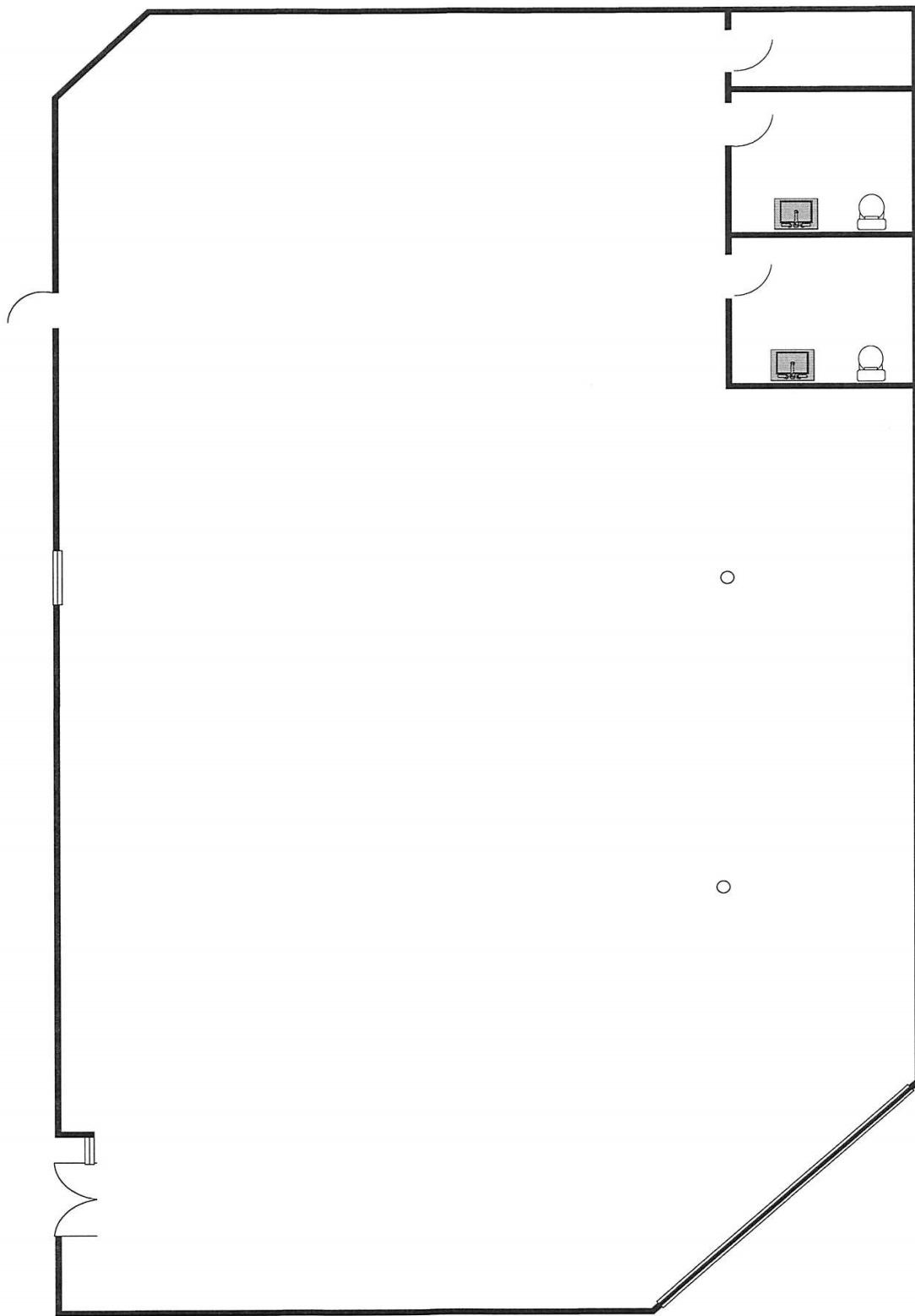
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Drawing may not be to scale and may not represent exact configuration

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