



3720 CLIFTON PLACE

GLENDALE, CA 91020



PROPERTY HIGHLIGHTS

Sublease:	\$2.85 SF/MO (MG) \$8,500 per month - Base Rent + \$565.00 per month - CAM (includes water, electricity, HVAC, roof and common area maintenance by Master Lessor)
Available Space:	2,980 SF
Building Size:	6,231 SF
Sublease Term:	June 30, 2027
Zoning:	Glendale IND (Industrial)
APN:	5613-001-015

INDUSTRIAL FLEX SPACE FOR SUBLLEASE

\$2.85 SF/month (MG)

2,980 SF

RARE TURN-KEY FLEX/INDUSTRIAL WAREHOUSE FOR SUBLLEASE in Montrose. This suite offers gated loading access, prime signage visibility on Clifton Place, a fully HVAC-controlled warehouse, private office, breakroom/kitchenette, and interior restrooms. Upgraded with new epoxy warehouse flooring and vinyl office flooring, plus a large rear roll-up loading door. Ideal for R&D, warehousing, design, or private storage. Contact brokers for details. DO NOT DISTURB TENANT.

MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

SYSTEMS REAL ESTATE MANAGEMENT, INC. | 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 | DRE# 01875861 | 818.500.4900 | SYSTEMSREALESTATE.COM

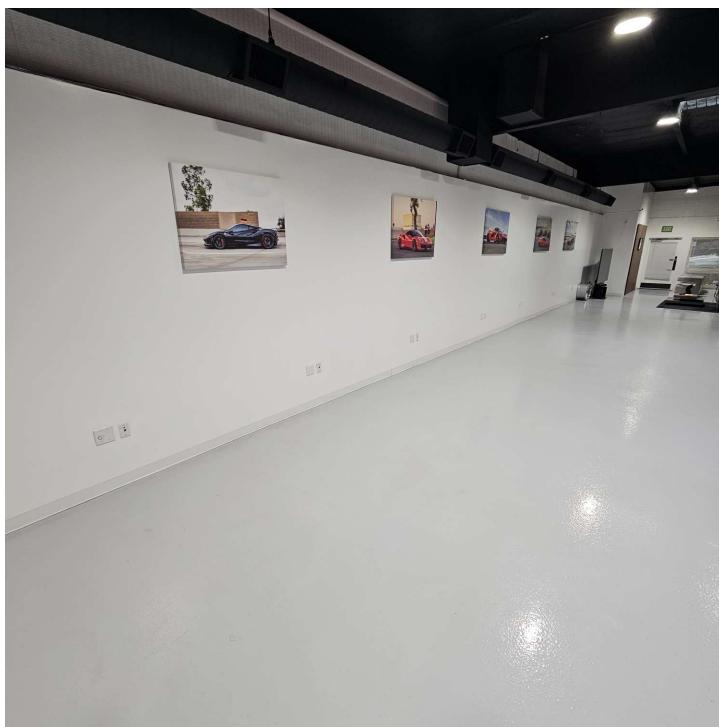


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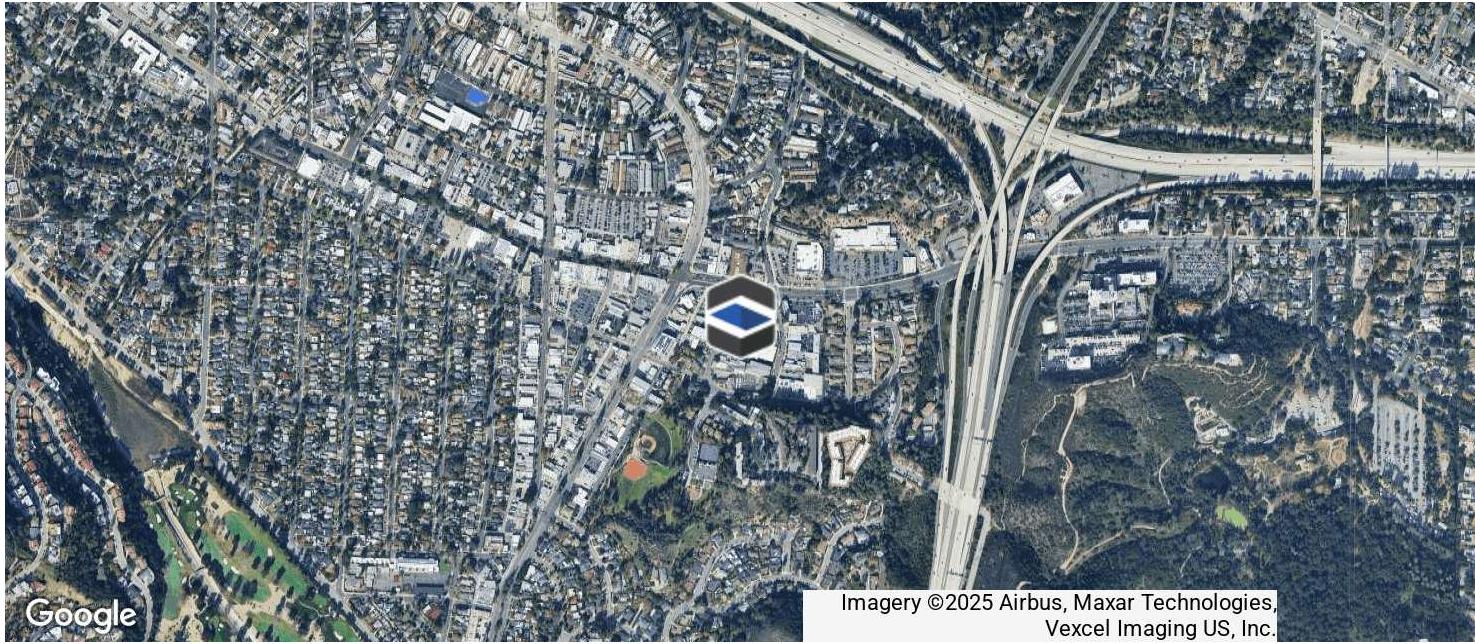


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