

INDUSTRIAL - LEASE

Available SF: 1,677
Total Bldg SF: 24,462

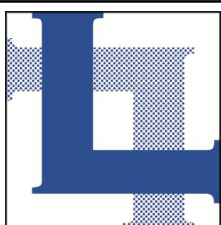


Address: 1435 GARDENA AVE., UNIT 11, GLENDALE, CA 91204
Cross Street(s): CENTRAL AVENUE

Extremely Clean Business Park Environment
Unit has been completely refurbished throughout
Attractive Exterior, Generous Landscaping
100% Air Conditioned & Heated with Spiral Ducting & Polished Concrete Flooring
Clean Use Tenants Throughout Park—Only Clean Uses Considered

Lease Rate/SF: \$2.85	Lease Rate/Month: \$4,779.45 + CAM	Taxes/Year: \$41,516.17 / 2024-2025
Lease Type: Ind. Gross	Term: 3 years	CAM Charges/SF: 21¢
Available SF: 1,677	Roof Type: Glu Lam	Minimum SF: 1,677
Year Built: 1986 / R 2020	Construction Type: Block	Pkg.: 2
Zoning: IMU-R	Lot Size SF: POL	Office SF/#: 175 sf / 1
Grd Lvl Drs/Dim: 1 / 10'x11'8"	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: 14'6"
Rail Service: No	Power: 100 Amps / 120-240 Volts / 1 Ø / 4 Wire	
Lighting: LED	Special Features: Part of business park	Restrooms: 1
Listing Agent: Paul P. Locker, CCIM, SIOR, PMC		FTCF: CB250N000S000

Notes: Clear height to bottom of beam varies from 14' to 14'6".
3 phase electrical service available at main panel. Verify electrical service.



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818.956.8800
www.LockerRealtyCorp.com

PROVIDING SERVICE WITH EXPERTISE

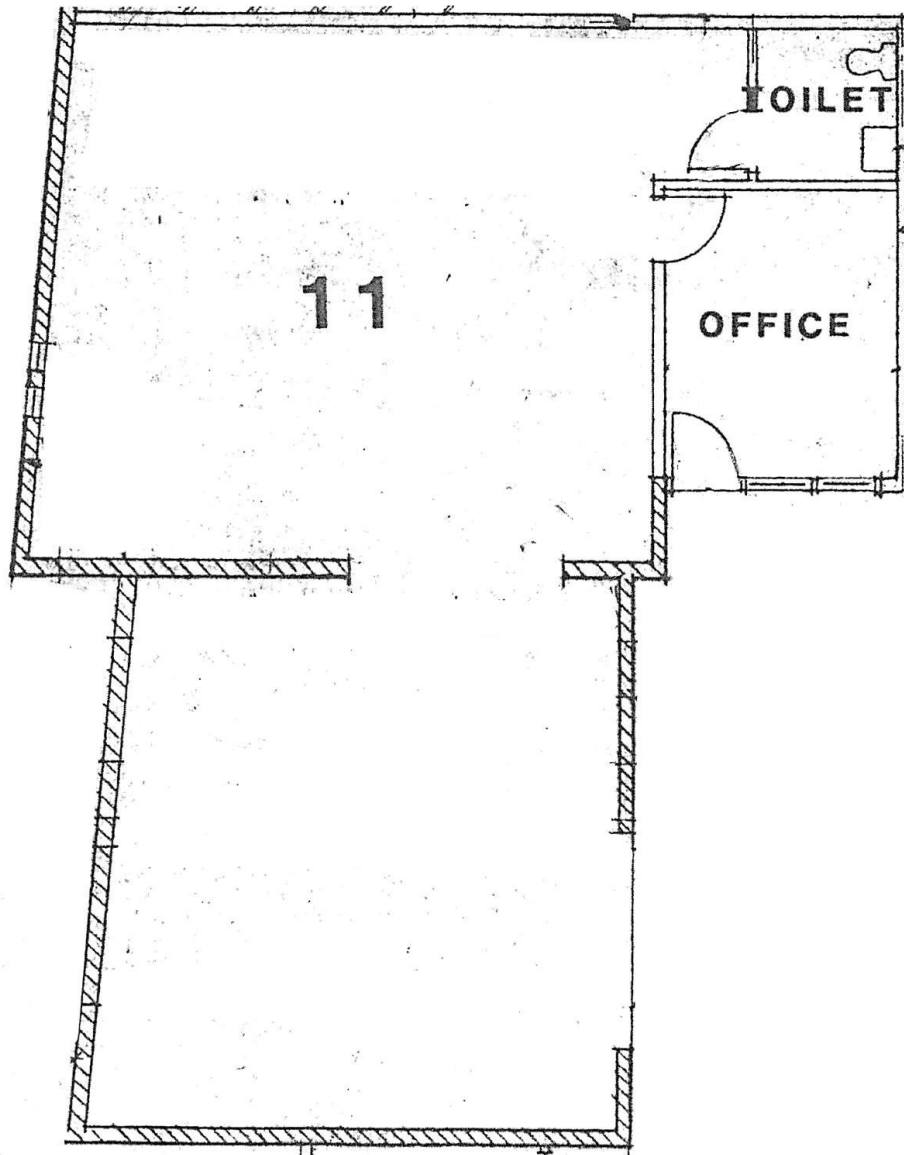
601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736



Individual
Member



CalBRE Lic. # 01220314



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

1435 Gardena Ave., #11, Glendale, CA 91204





