

# INDUSTRIAL FOR LEASE

Available SF: 13,246



**913 Ruberta Ave., Glendale, CA 91201  
(cross street—San Fernando Road)**

Completely redone building inside and outside  
Free standing building with gated yard  
Nearly full air conditioning & heating  
3 electric roll-up doors, LED lighting, IT room & fire sprinklers  
Polished concrete floors & structurally rated bonus mezzanine of 551 sq. ft.  
Close to 134, 5, & 2 Freeways

Sale Price/SF: NFS

Rental Rate/SF: \$2.15

Terms: 5 years

Available SF: 13,246

Year Built: 1991 (2023R)

Zoning: IND

Grd Lvl Drs / Dim: 1/12'x14'

Sprinklered: Yes

Finished Ofc Mezz: 2,049 sf

Rail Service: No

Lighting: LED

Listing Agent: Paul P. Locker, CCIM, SIOR, PMC (DRE Lic. No. 01220314)

Sale Price: NFS

Monthly Rent: \$28,478.90

Roof Type: Glu-Lam

Skylights: Yes

Construction Type: Block

Lot Size SF: 19,328

Dock High : 2 / 12'x14' 27" high

Yard: Yes (fenced)

Roof Column Spacing: 21'-22'

Power: 200 Amps /240 Volts / 3Ø / 3 Wire & 100 Amps /120 Volts /1Ø / 3 Wire

Special Features: Free standing

Taxes/Year: \$22,441.36/ 2023-2024

APN#: 5627-001-016

Pkg.: 19

Office SF/#: 3,996 / 10

Office /Warehouse Air: Yes/Yes

Office/Warehouse Heat: Yes/Yes

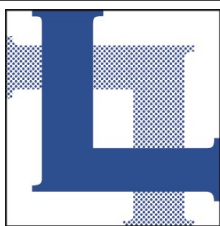
Clear Height: see notes below

Restrooms: 4

Owner's Association: N/A

FTCF: CB250N000S000

Notes: Ceiling height varies from 20'2" under beam to 18'11" under beam to 17'7" under HVAC ducting. Tenant to verify electrical services prior to signing lease. Approximately 75% of warehouse is air conditioned.



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PROPERTY MANAGEMENT CERTIFICATION

PROVIDING SERVICE WITH EXPERTISE

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



