

INDUSTRIAL - LEASE

Available SF: 2,367
Total Bldg SF: 24,462

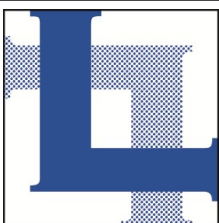


Address: 1435 GARDENA AVE., UNIT 13, GLENDALE, CA 91204
Cross Street(s): CENTRAL AVENUE

Business Park Environment—Extremely Clean
Fully Air Conditioned & Heated
Unit has been completely refurbished and includes polished concrete floors
Ideal as artist studio and other clean uses
Clean Use Tenants Throughout Business Park
Easy Access to 134, 5, & 2 Freeways / 2 Blocks from Glendale's Transportation Center

Lease Rate/SF: \$2.75	Lease Rate/Month: \$6,509.25 + CAM	Taxes/Year: \$42,653.58 / 2025-2026
Lease Type: Ind. Gross	Term: 3-5 years	CAM Charges/SF: 21¢
Available SF: 2,367	Roof Type: Glu Lam	Minimum SF: 2,367
Year Built: 1986	Construction Type: Block	Pkg.: 2
Zoning: TOD-I	Lot Size SF: POL	Office SF/#: 214 sf / 1
Grd Lvl Drs/Dim: 10'x11'8" & 10'x12'2"	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: 16'
Rail Service: No	Power: 200 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 (DRE LIC. #01220314)		FTCF: CB250N000S000

Notes: Actual clear height ranges from 16'4" to 16'11" to bottom of beam. 3 phase electrical service may be available at main panel. Electrical service to be verified by Lessee. Taxes are for entire property.



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Individual
Member



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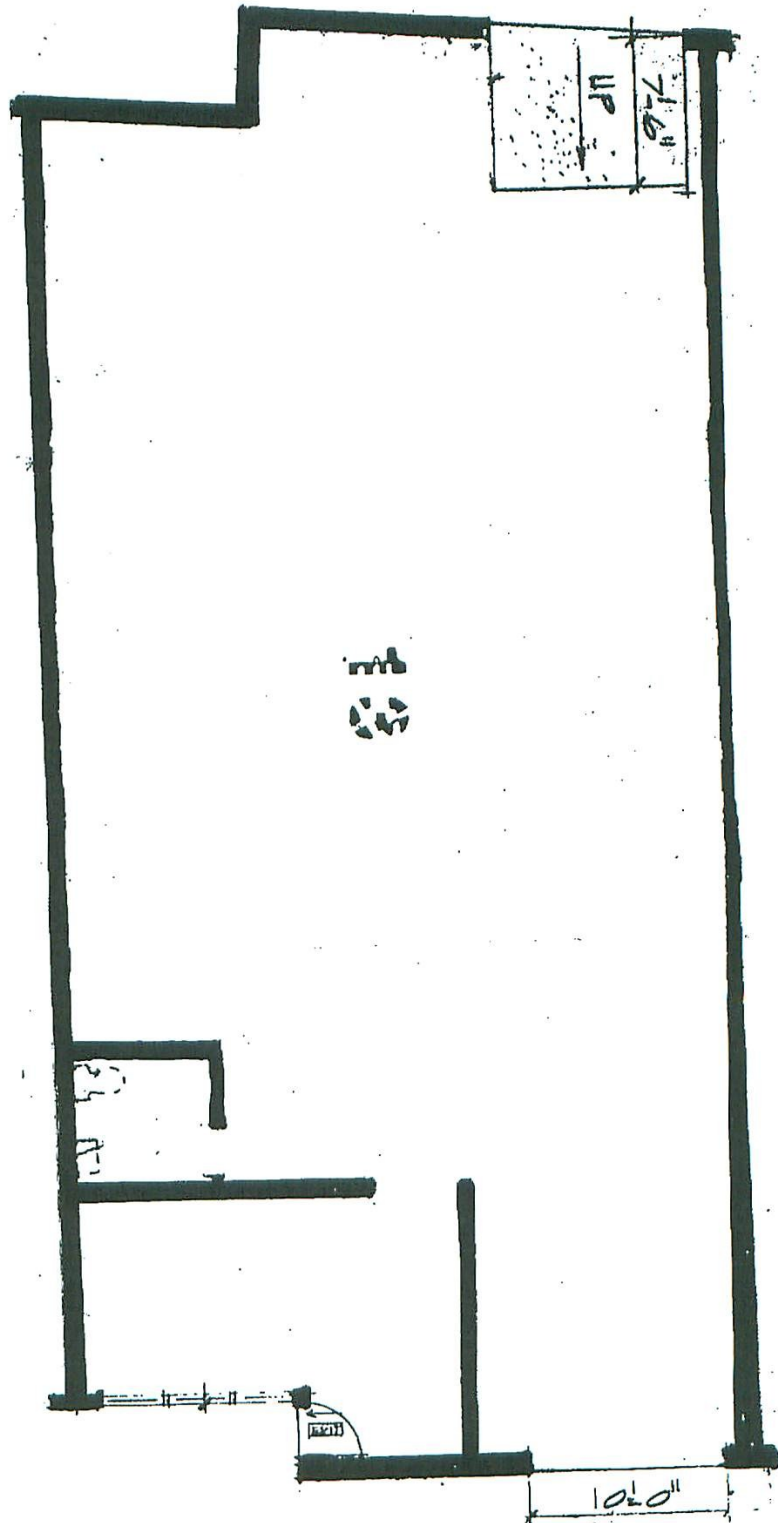
PROVIDING SERVICE WITH EXPERTISE

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





1435 Gardena Ave., Unit 13, Glendale, CA 91204



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