

INDUSTRIAL - LEASE

Available SF: 990
Total Bldg SF: 24,462

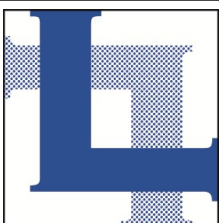


Address: 1441 GARDENA AVE., UNIT 3, GLENDALE, CA 91204
Cross Street(s): CENTRAL AVENUE

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

Lease Rate/SF: \$3.05	Lease Rate/Month: \$3,019.50 + CAM	Taxes/Year: \$41,516.17 / 2024-2025
Lease Type: Ind. Gross	Term: 3-5 years	CAM Charges/SF: 21¢/psf per month
Available SF: 990	Roof Type: Glu Lam	Minimum SF: 990
Year Built: 1986 / 2019 (redone)	Construction Type: Block	Pkg.: 1
Zoning: IMU-R	Lot Size SF: POL	Office SF/#: 163 sf / 1
Grd Lvl Drs/Dim: 10'x12'	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: 14'10"-15'6"
Rail Service: No	Power: 100 Amps / 120-240 Volts / 1 Ø / 3 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: 3 phase electrical service may be available at main panel. Taxes are for entire property.



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PROVIDING SERVICE WITH EXPERTISE

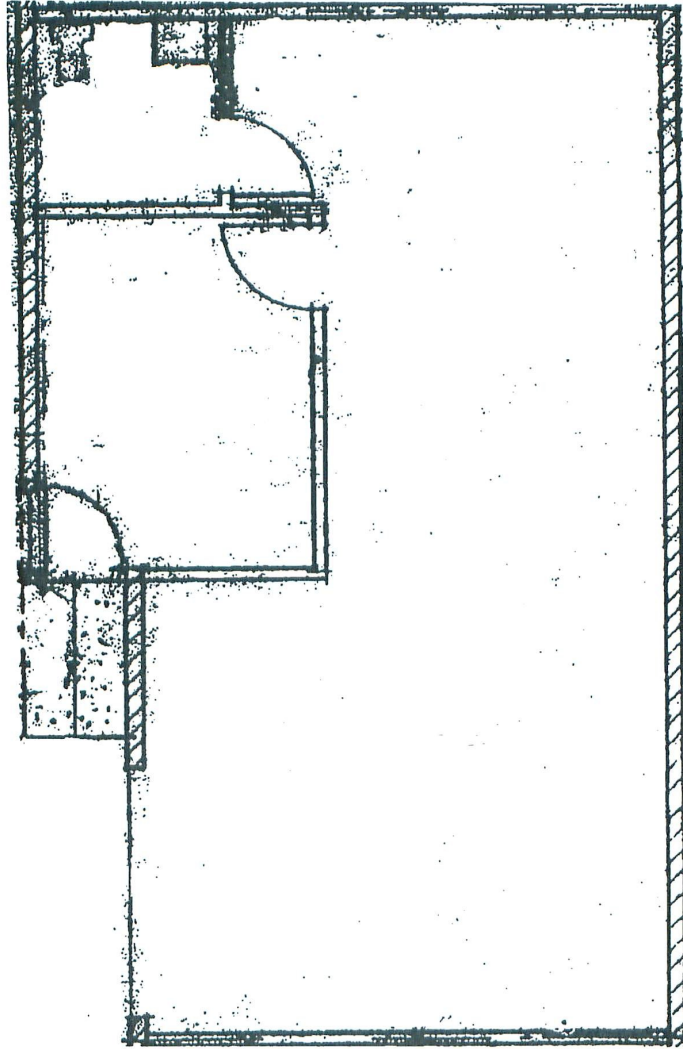
601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736



Individual
Member



PROPERTY MANAGEMENT CERTIFICATION



1441 Gardena Ave., Unit #3, Glendale, CA 91204

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

