

INDUSTRIAL - LEASE

Available SF: 1,094
Total Bldg SF: 24,462

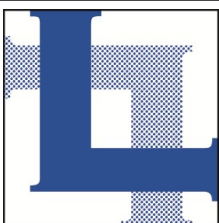


Address: 1425 GARDENA AVE., UNIT 8, GLENDALE, CA 91204
Cross Street(s): CENTRAL AVENUE

Business Park Environment
Fully Air Conditioned and Heated
Attractive Exterior, Generous Landscaping
Clean Use Tenants Throughout Park
Front and Back Door to Premises
Easy Access to 134, 5, & 2 Freeways

Lease Rate/SF: \$3.05	Lease Rate/Month: \$3,336.70 + CAM	Taxes/Year: TBD / 2025-2026
Lease Type: Ind. Gross	Term: 3-5 years	CAM Charges/SF: 21¢
Available SF: 1,094	Roof Type: Glu Lam	Minimum SF: 1,094
Year Built: 1986	Construction Type: Block	Pkg.: 1
Zoning: TOD-I	Lot Size SF: POL	Office SF/#: 152 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: 13'10" to beam
Rail Service: No	Power: 100 Amps / 120-240 Volts / 1 Ø / 4 Wire	
Lighting: Fluorescent	Special Features: Part of industrial park	Restrooms: 1
Listing Agent: Paul P. Locker, CCIM SIOR, PMC		FTCF: CB250N000S000

Notes: 3 phase electrical service available at main panel.



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