

INDUSTRIAL - LEASE

Available SF: 1,188
Total Bldg SF: 26,981

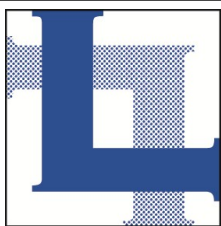


Address: 787 W. Woodbury Road, Unit 5, Altadena, CA 91001
Cross Street(s): N. Arroyo Blvd. / N. Windsor Ave.

Small, well maintained, 12 unit business park
Unit has been completely redone
100% Air Conditioned and Heated, Polished concrete floors in warehouse
Close to JPL with easy access to and from 210 Freeway
Fast food restaurant within one block of property

Lease Rate/SF: \$3.05 + CAM	Lease Rate/Month: \$3,623.40 + CAM	Taxes/Year: \$39,182.96 / 2024-2025
Lease Type: Ind. Gross	Term: 3-5 years	CAM Charges/SF: 16¢
Available SF: 1,188	Roof Type: Glu Lam	Minimum SF: 1,188
Year Built: 1990	Construction Type: Block	Pkg.: 2
Zoning: CM	Lot Size SF: POL	Office SF/#: 130 sf / 1
Grd Lvl Drs/Dim: (1) 9'11"x13'4"	Dock High /Dim: 0 / N/A	Office Air: Yes
Sprinklered: Yes	Yard: No	Office Heat: Yes
Finished Ofc Mezz: No	Unfin Ofc Mezz: No	Clear Height: 20'10" to bottom of beam
Rail Service: No	Power: 150 Amps / 120-208 Volts / 3 Ø / 4 Wire	
Lighting: LED	Special Features: Part of industrial park	Restrooms: 1
Listing Agent: Paul P. Locker, CCIM SIOR, PMC (DRE 01220314)		FTCF: CB250N000S000

Notes: Extra parking may be available at a fee per space, per month. Tenant to verify all information on this brochure to its own satisfaction, especially power specifications. Lower clear height under fire sprinkler (19'5") and HVAC spiral ducting (15'3").



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PROVIDING SERVICE WITH EXPERTISE

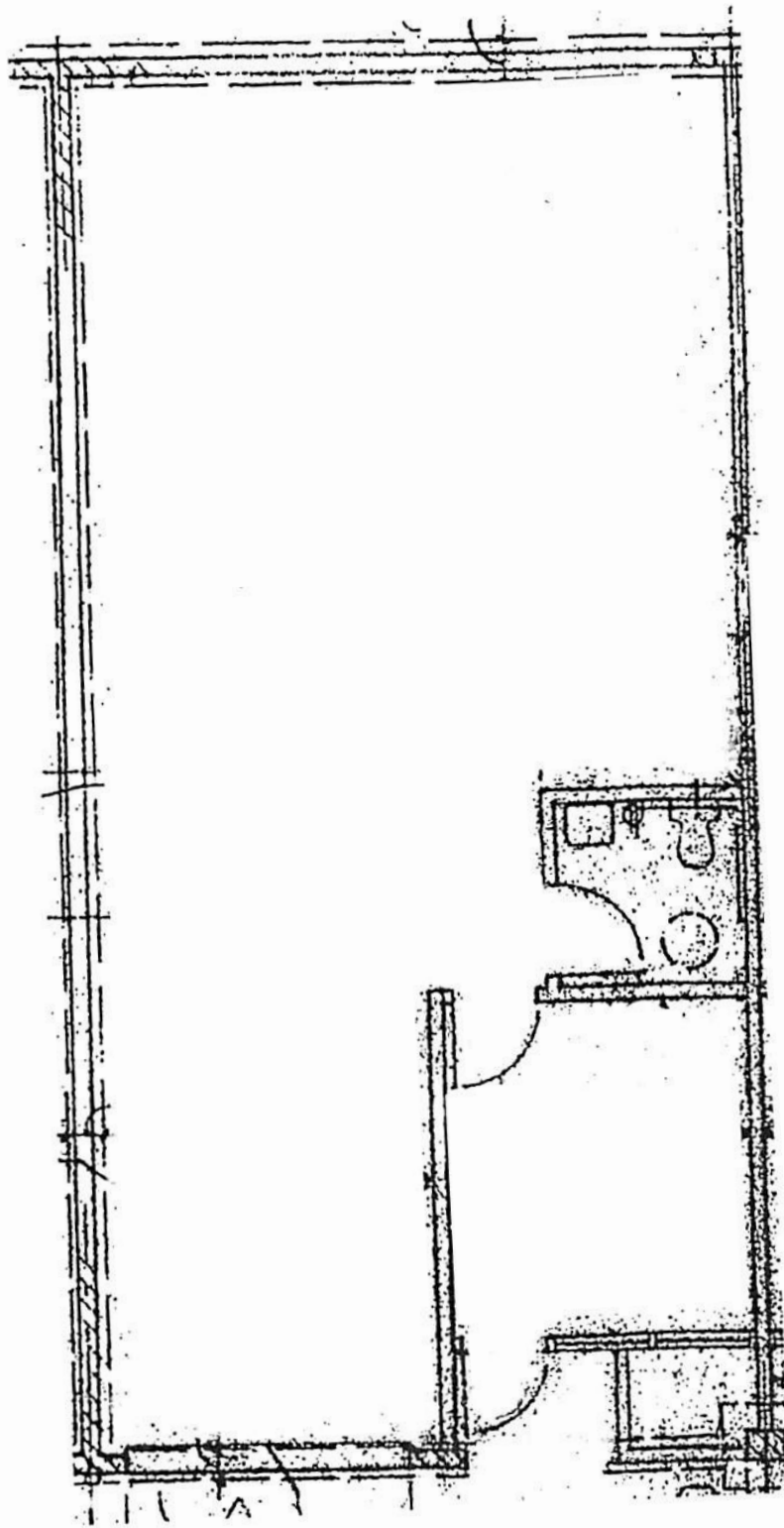
601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736



Individual
Member



PROPERTY MANAGEMENT CERTIFICATION



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

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