

INDUSTRIAL FOR SALE OR LEASE

Available SF: 4,950



Address: 3521 CASITAS AVENUE, LOS ANGELES, CA 90039
Cross Street(s): Topock Street

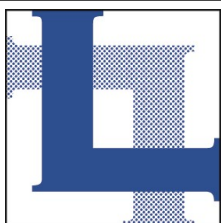
Rare 4,950 square foot, free standing, gated, clear span warehouse building
Polished concrete floors in warehouse, fully air conditioned & heated,
foil insulated, skylights (w/covers) and overhead door
Completely refurbished, both inside & outside

Immediately adjacent to Glendale, restaurants, shopping and good access to all local freeways

| | | |
|---|---|--|
| Sale Price/SF: \$600.00 | Sale Price: \$2,970,000 | Taxes/Year: \$15,264.90 / 2023-2024 |
| Rental Rate/SF: \$1.80 NNN | Monthly Rent: \$8,910.00 per month, | Taxes & Insurance: \$.30 psf/month* |
| Terms: 5 years | Roof Type: Glu-Lam | APN#: 5436-004-007 |
| Available SF: 4,950 | Skylights: Yes | Pkg.: 4+ (gated) |
| Year Built: 1973 | Construction Type: Concrete Block | Office SF/#: 913 / 3 |
| Zoning: MR1-1-RIO | Lot Size SF: 6,946 | Office /Warehouse Air: Yes / Yes |
| Grd Lvl Drs / Dim: 1 / 9'11"x11'4' | Dock High /Dim: 0 / N/A | Office/Warehouse Heat: Yes / Yes |
| Sprinklered: No | Yard: Yes/fenced, paved | Clear Height: 11'11" to 12'1" |
| Finished Ofc Mezz: No | Unfin Ofc Mezz: No | Restrooms: 2 |
| Rail Service: No | Power: 200 Amps / 120-240 Volts / 1 Ø / 3 Wire | |
| Lighting: LED | Special Features: free standing | FTCF: CB250N000S000 |

Listing Agent: **Paul P. Locker, CCIM, SIOR, PMC**

Notes: **Roof structure clearance—14'4". Call listing agent regarding allowed uses and restriction on occupancy. *Taxes, insurance, quarterly HVAC, & landscape maintenance.**



**LOCKER
REALTY CORP.**

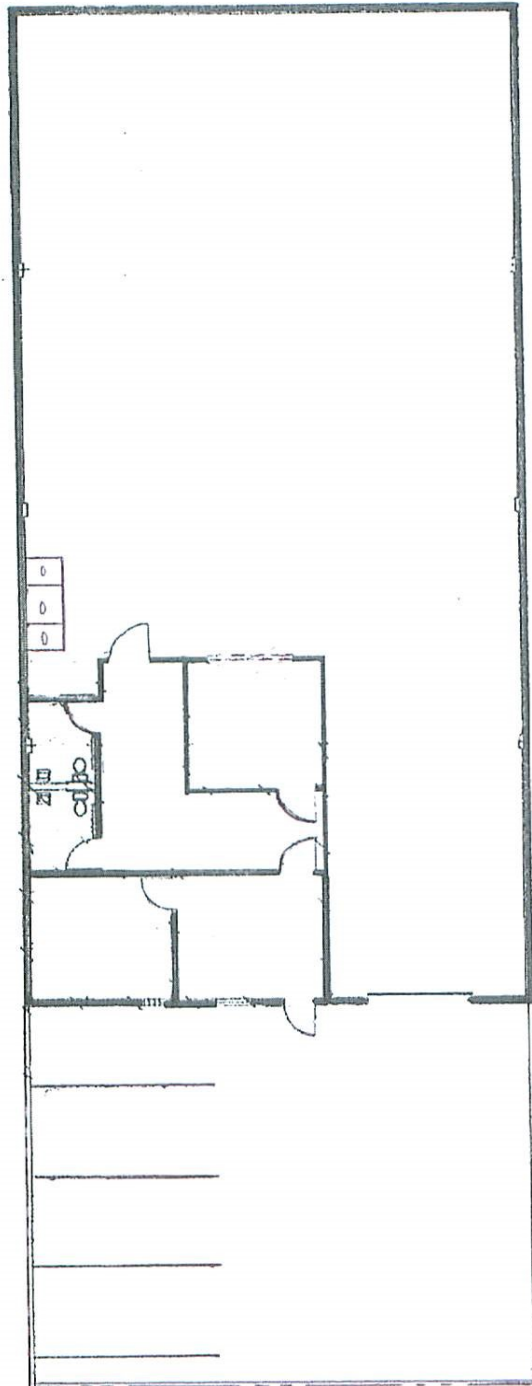
818.956.8800
www.LockerRealtyCorp.com



CalBRE Lic. # 01220314

PROVIDING SERVICE WITH EXPERTISE

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

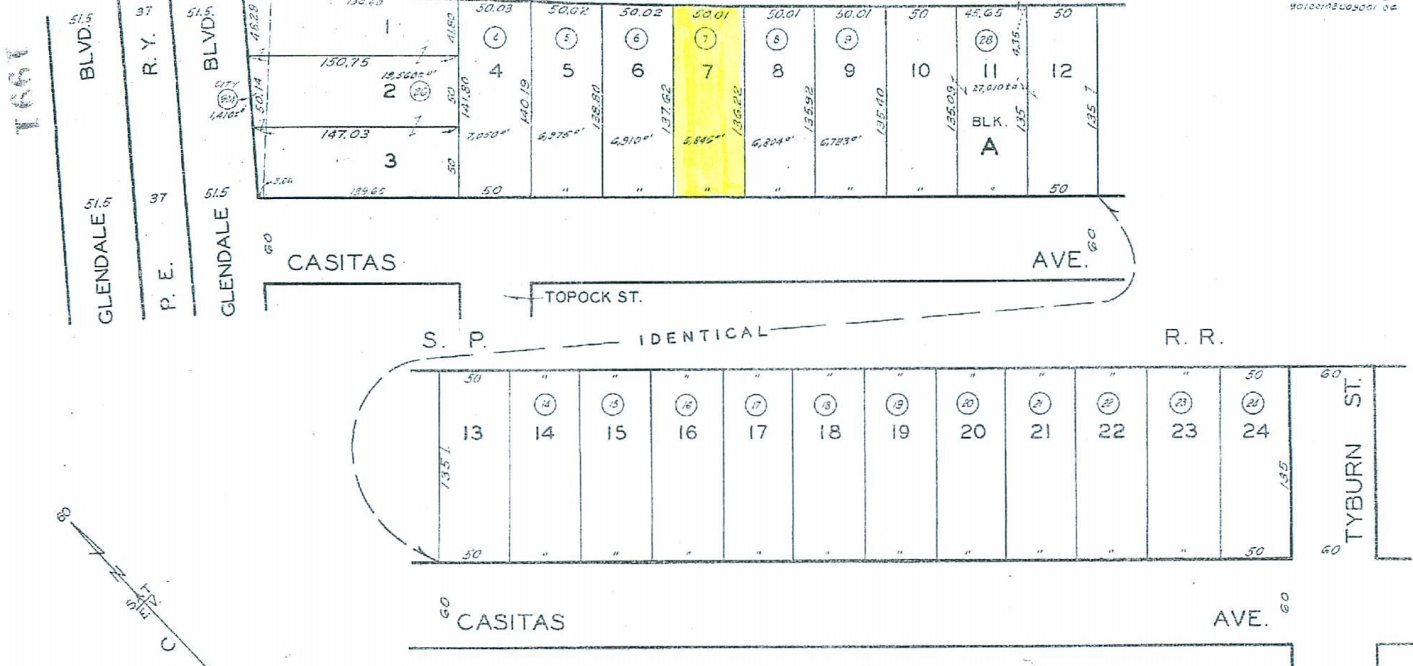


Drawing may not be to scale and may not represent exact configuration

3521 Casitas Avenue, Los Angeles, CA 90039

5436 4
SCALE 1" = 60'

Revised
3-17-51
680213
67077215
770542815
740217829
9010193400001 04



TRACT NO. 1723
M. B. 21-134-135

CODE 13
FOR PREV. ASSMT. SEE: 1077-4

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



