

INDUSTRIAL FOR LEASE

Available SF: 4,500
Total Bldg SF: 4,500

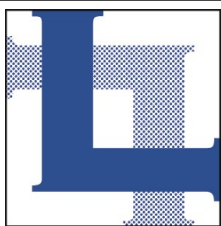


Address: 1421 RAILROAD STREET, GLENDALE, CA 91204
Cross Street(s): CENTRAL AVENUE

Rare Gated Freestanding 100% HVAC Building in Prime Area
2 Blocks from Amtrak / Metrolink Station
Completely Refurbished both Inside & Outside—Like New
Great Curb Appeal
Easy Access to 134, 5, & 2 Freeways

Lease Rate/SF: \$2.35	Lease Rate/Month: \$10,575	Taxes/Year: \$10,907.61 / 2023-2024
Lease Type: Ind. Gross	Terms: 5 years	CAM Charges/SF: N/A
Available SF: 4,500	Roof Type: Glu Lam	Minimum SF: 4,500
Year Built: 1989 / 2021 remodel	Construction Type: Block	Pkg.: 8
Zoning: IMU-R	Lot Size SF: 7,910	Office SF/#: 711 sf / 3
Grd Lvl Drs / Dim: 1 / 12x14	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: 14'3" - 14'8"*
Rail Service: No	Power: 400 Amps / 120-208 Volts / 3 Ø / 4 Wire	Restrooms: 2
Lighting: Fluorescent	Special Features: free standing	FTCF: CB250N000S000
Listing Agent: Paul P. Locker, CCIM, SIOR, PMC		

Notes: Fully air conditioned and heated warehouse. *Actual clear height range is 14'3" to 14'8" and 13'0" to bottom of a/c duct. T-8 lights in warehouse.



LOCKER
REALTY CORP.

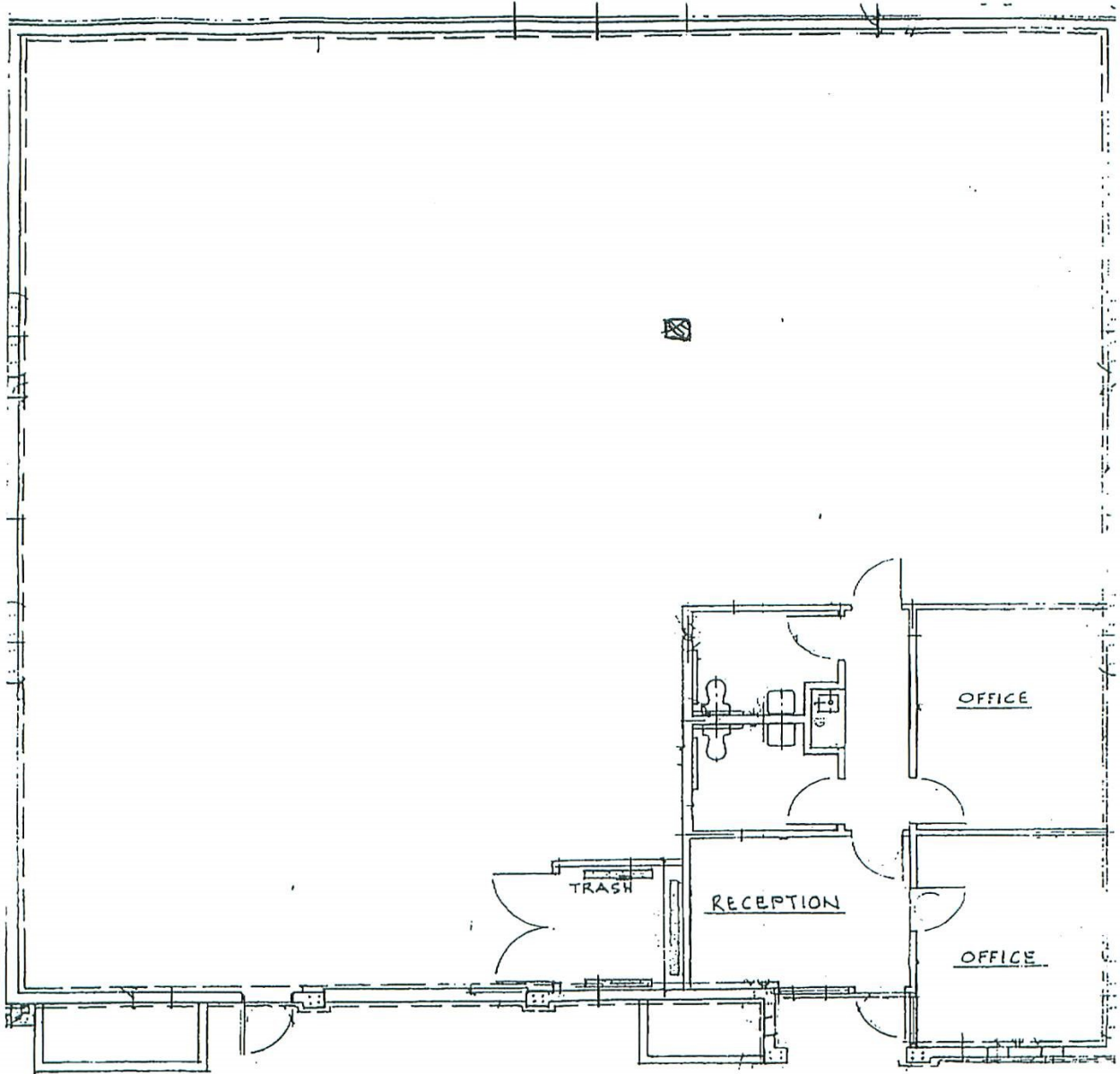
818.956.8800
www.LockerRealtyCorp.com



DRE 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

1421 Railroad Street, Glendale, CA 91204

