

# INDUSTRIAL - LEASE

Available SF: 1,584  
Total Bldg SF: 26,981

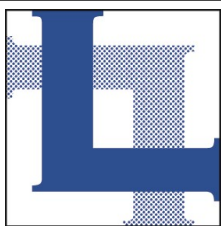


Address: 787 W. Woodbury Road, Unit 6, Altadena, CA 91001  
Cross Street(s): N. Arroyo Blvd. / N. Windsor Ave.

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: <b>\$2.75 + CAM</b>	Lease Rate/Month: <b>\$4,356.00 + CAM</b>	Taxes/Year: <b>\$38,859.64 / 2023-2024</b>
Lease Type: <b>Ind. Gross</b>	Term: <b>3-5 years</b>	CAM Charges/SF: <b>16¢</b>
Available SF: <b>1,584</b>	Roof Type: <b>Glu Lam</b>	Minimum SF: <b>1,584</b>
Year Built: <b>1990</b>	Construction Type: <b>Block</b>	Pkg.: <b>3</b>
Zoning: <b>CM</b>	Lot Size SF: <b>POL</b>	Office SF/#: <b>132 sf / 1</b>
Grd Lvl Drs/Dim: <b>(1) 9'11"x13'8"</b>	Dock High /Dim: <b>0 / N/A</b>	Office Air: <b>Yes</b>
Sprinklered: <b>Yes</b>	Yard: <b>No</b>	Office Heat: <b>Yes</b>
Finished Ofc Mezz: <b>No</b>	Unfin Ofc Mezz: <b>No</b>	Clear Height: <b>14'8" to bottom of beam</b>
Rail Service: <b>No</b>	Power: <b>100 Amps / 120-208 Volts / 3 Ø / 4 Wire</b>	
Lighting: <b>LED</b>	Special Features: <b>Part of industrial park</b>	Restrooms: <b>1</b>
Listing Agent: <b>Paul P. Locker, CCIM SIOR, PMC (DRE 01220314)</b>		FTCF: <b>CB250N000S000</b>

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 HVAC spiral ducting (13'8").**



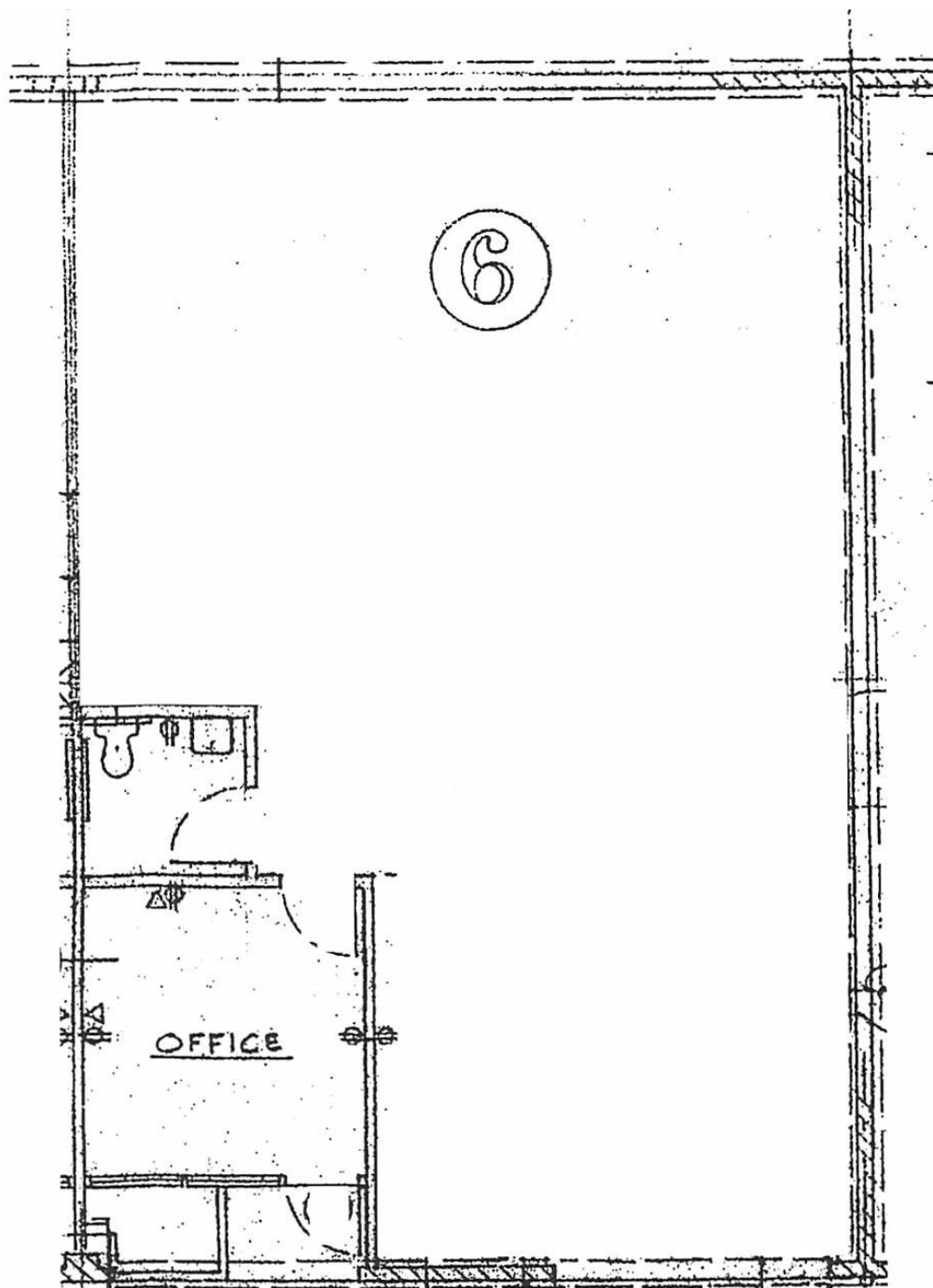
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**601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736**



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

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