INDUSTRIAL - LEASE

Available SF: **990**
Total Bldg SF: **24,462**

Address: 1441 GARDENA AVE., UNIT 3, GLENDALE, CA 91204
Cross Street(s): CENTRAL AVENUE

Business Park Environment—Extremely Clean
Fully Air Conditioned & Heated
Unit has been completely refurbished and includes polished concrete floors
Clean Use Tenants Throughout Park
Easy Access to 134, 5, & 2 Freeways
2 Blocks from Glendale's Transportation Center

Lease Rate/SF: **$2.25**	Lease Rate/Month: **$2,227.50**	Taxes/Year: **$36,216.02 / 2018-2019**
Lease Type: **Ind. Gross**	Term: **3 years**	CAM Charges/SF: **16¢/psf per month**
Available SF: **990**	Roof Type: **Glu Lam**	Minimum SF: **990**
Year Built: **1986 / 2019 (redone)**	Construction Type: **Block**	Pkg.: **1**
Zoning: **IMU-R**	Lot Size SF: **POL**	Office SF/#: **163 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: **14'10"-15'6"**
Rail Service: **No**	Power: **100 Amps / 120-240 Volts / 1 Ø / 3 Wire**	
Lighting: **Fluorescent/LED**	Special Features: **Part of business park**	Restrooms: **1**

Listing Agent: **Paul P. Locker, CCIM SIOR, PMC** DRE Lic #01220314 FTCF: CB250N000S000
Kristine Locker, Broker Associate DRE Lic #02042057

Notes: 3 phase electrical service may be available at main panel. Taxes are for entire property.

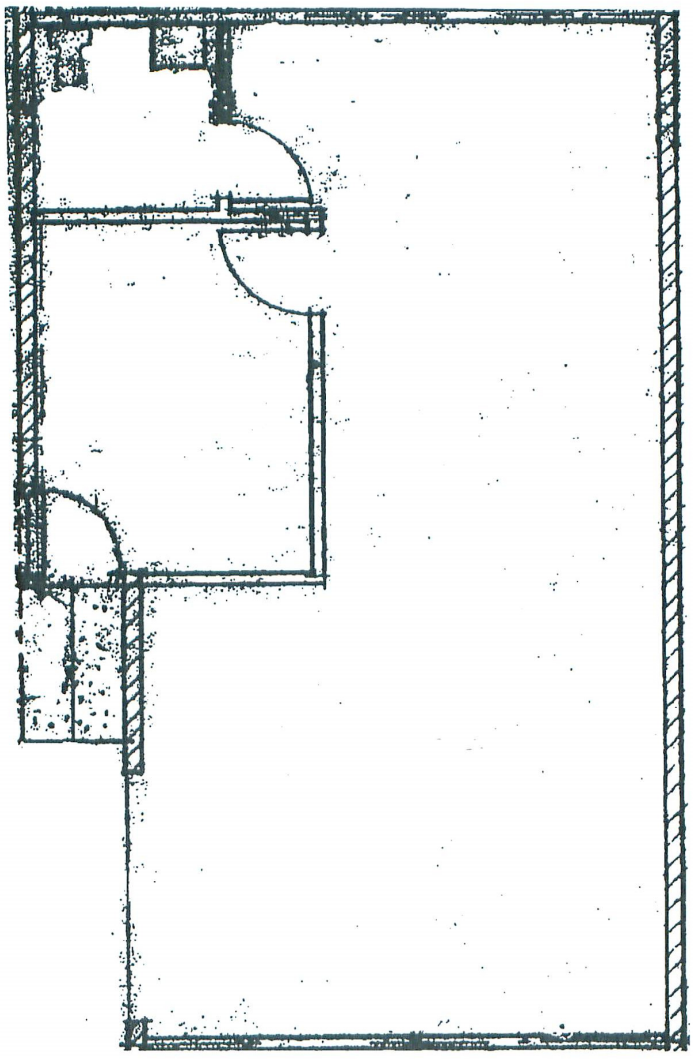
LOCKER REALTY CORP.

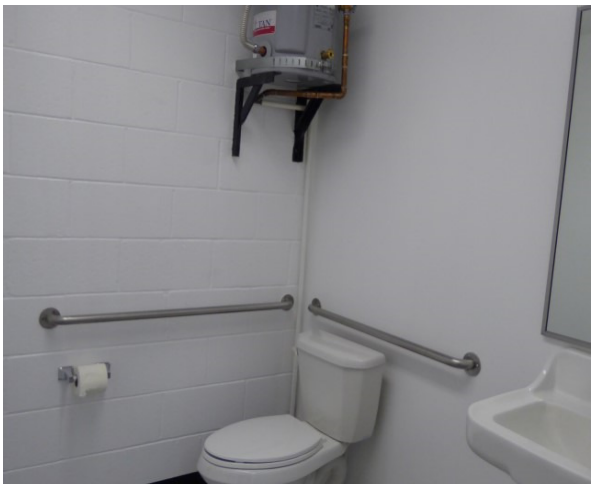
818.956.8800
www.LockerRealtyCorp.com

AIR Commercial Real Estate Association
CCIM Individual Member
SIOR
PMG Property Management Certification

PROVIDING SERVICE WITH EXPERTISE

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





GARDENA AVENUE
BUSINESS PARK
Leased and Managed by
LOCKER REALTY MGMT.
(818) 956-7878