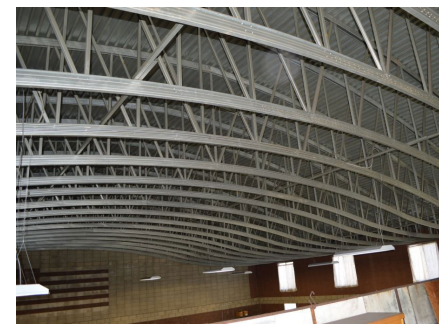
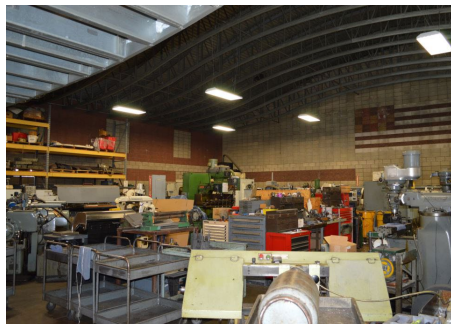
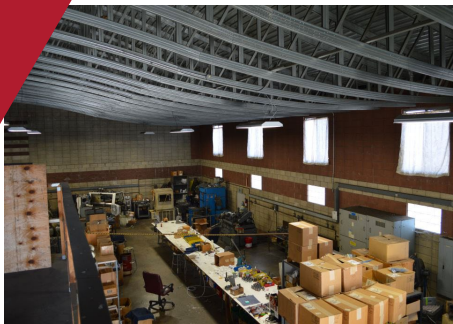


24 N LOTUS AVENUE

PASADENA, CA 91107



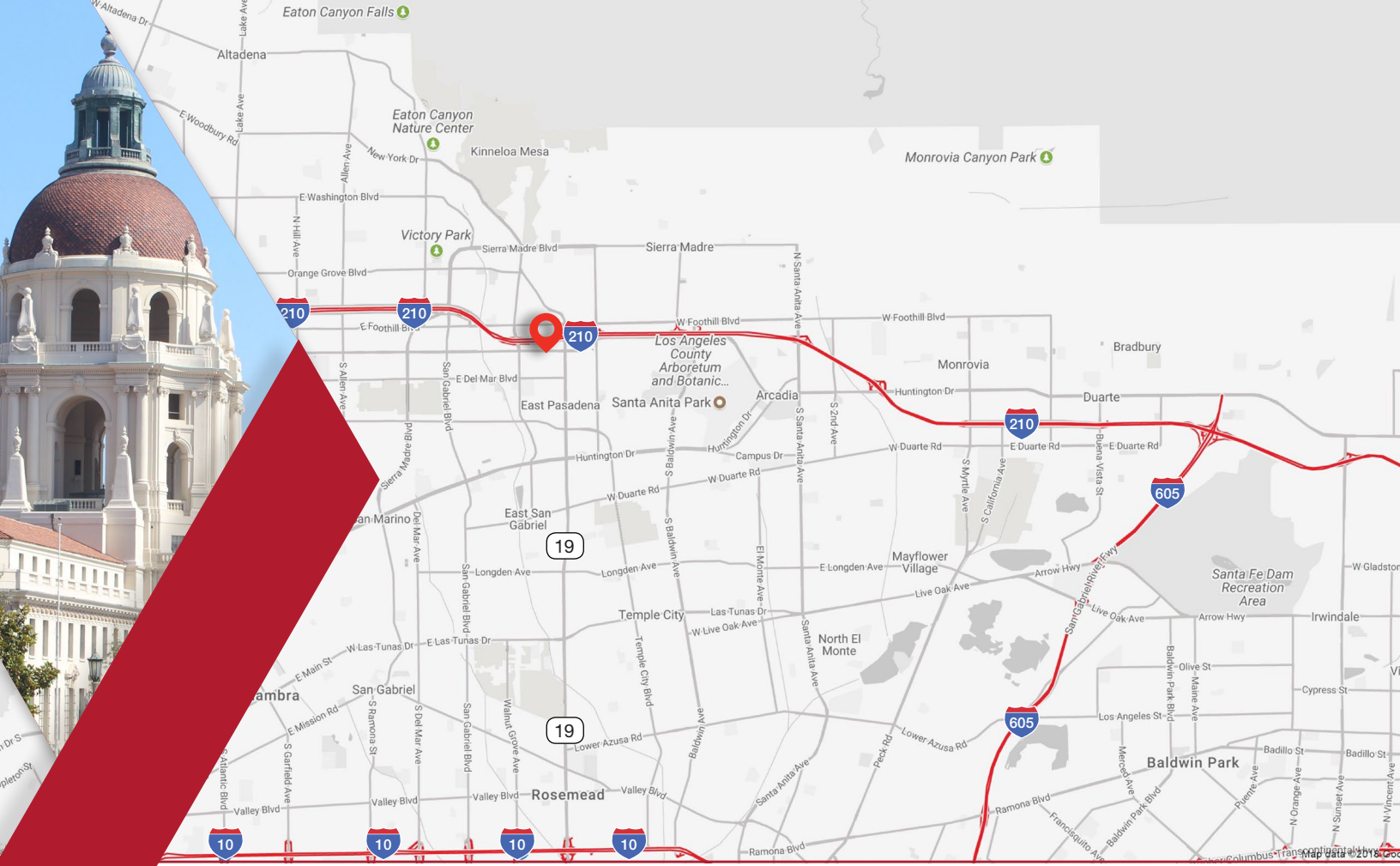
FOR SALE AT \$2,500,000

- Manufacturing Building
- 6,676 SF
- 9,753 SF Lot
- 28' ceilings
- 16.5' clear height (only this low around the perimeter of the building)
- Cinder block construction
- Fabricated 16 gauge steel bow truss ceiling
- Energy efficient, low voltage fluorescent lighting
- Steel roof covered with insulation and semi-reflective roof
- 12x12 automatic loading door
- approximately 588 SF mezzanine with 18' ceiling
- 2 handicap restrooms
- 1,600 amp 240v 3 phase
- Concrete lot
- 12 parking spaces



Marie Taylor

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Pasadena Los Angeles County, CA

Looking for a peaceful Southern California community immersed in rich culture and the fine arts? Discover East Pasadena, Ca, a census-designated neighborhood within Pasadena's city limits in Los Angeles County. The name Pasadena means "valley" in Chippewa; however, it's largely interpreted as "Crown of the Valley," which is depicted in the city's official seal. East Pasadena is an unincorporated part of the San Gabriel Valley with miles of hiking trails, including Easton Canyon nearby. Pasadena represents Los Angeles County's ninth largest city with the East Pasadena area among its most prominent communities. East Pasadena enjoys a mild Mediterranean climate with a bit more rainfall than other parts of the Greater Los Angeles area. With its pleasant weather and commitment to civic enrichment, East Pasadena makes an excellent choice for residential or commercial prospects..



Transportation



East Pasadena sits roughly 15.2 miles northeast of Downtown Los Angeles. Commuters travel on Interstate 210 as well as the nearby Route 134 (Ventura Freeway), Interstate 110, Interstate 710, Interstate 10, and Interstate 605. The city of Pasadena Department of Transportation provides bus service to the neighborhood. The Metro Los Angeles Gold Line light rail station in nearby South Pasadena provides a car-free option to the heart of Los Angeles.



Business / Economy

East Pasadena offers an urban environment with suburban charm. Many area homeowners work at the Jet Propulsion Laboratory, Kaiser Permanente, and the California Institute of Technology. The area benefits from proximity to several local shopping centers including El Rancho Santa Anita as well as Old Town Pasadena's upscale retail district. Santa Anita Park brings entertainment along with tourism just a few miles from the neighborhood as does the famous Rose Bowl Stadium. Residents enjoy the annual Tournament of Roses Parade, a huge celebration with colorful floats and marching bands where the whole community comes together to celebrate the New Year. For an immersive artistic experience, visit the Huntington Library and Gardens, A Noise Within Theatre, or the Pasadena Playhouse. Storrier Stearns Japanese Garden and the Kidspace Children's Museum are top destinations for family-friendly entertainment.