

INDUSTRIAL - LEASE

Total Bldg SF: 4,200



Address: 1622 S. CENTRAL AVE, GLENDALE, CA 91204
Cross Street(s): SAN FERNANDO ROAD

Hard to Find Free Standing Building
Completely Refurbished both Inside & Outside
Nearly Clear Span Warehouse with only 1 Pole
1 Block from Glendale Transportation Center
Quick & Easy Access to 134, 5, & 2 Freeways

Lease Rate/SF: \$1.75	Lease Rate/Month: \$7,350	Taxes/Year: \$8,309.09 / 2018-2019
Lease Type: Ind. Gross	Terms: 5 years	CAM Charges/SF: N/A
Available SF: 4,200	Roof Type: GluLam	Minimum SF: 4,200
Year Built: 1981	Construction Type: Concrete Block	Pkg.: 4
Zoning: SFMU	Lot Size SF: 6,790	Office SF/#: 396 sf / 3
Grd Lvl Drs / Dim: 1 / 12'x15'	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: 16'
Rail Service: No	Power: 100 Amps / 120-240 Volts / 1 Ø / 3 Wire	Restrooms: 2
Lighting: LED	Special Features: free standing	FTCF: CB250N000S000
Listing Agent: Paul P. Locker, CCIM, SIOR, PMC / DRE Lic. 01220314 Kristine Locker, Broker Associate / DRE Lic. 02042057		

Notes: 3 phase power in place and may be available, but would requires city hook-up and meter.



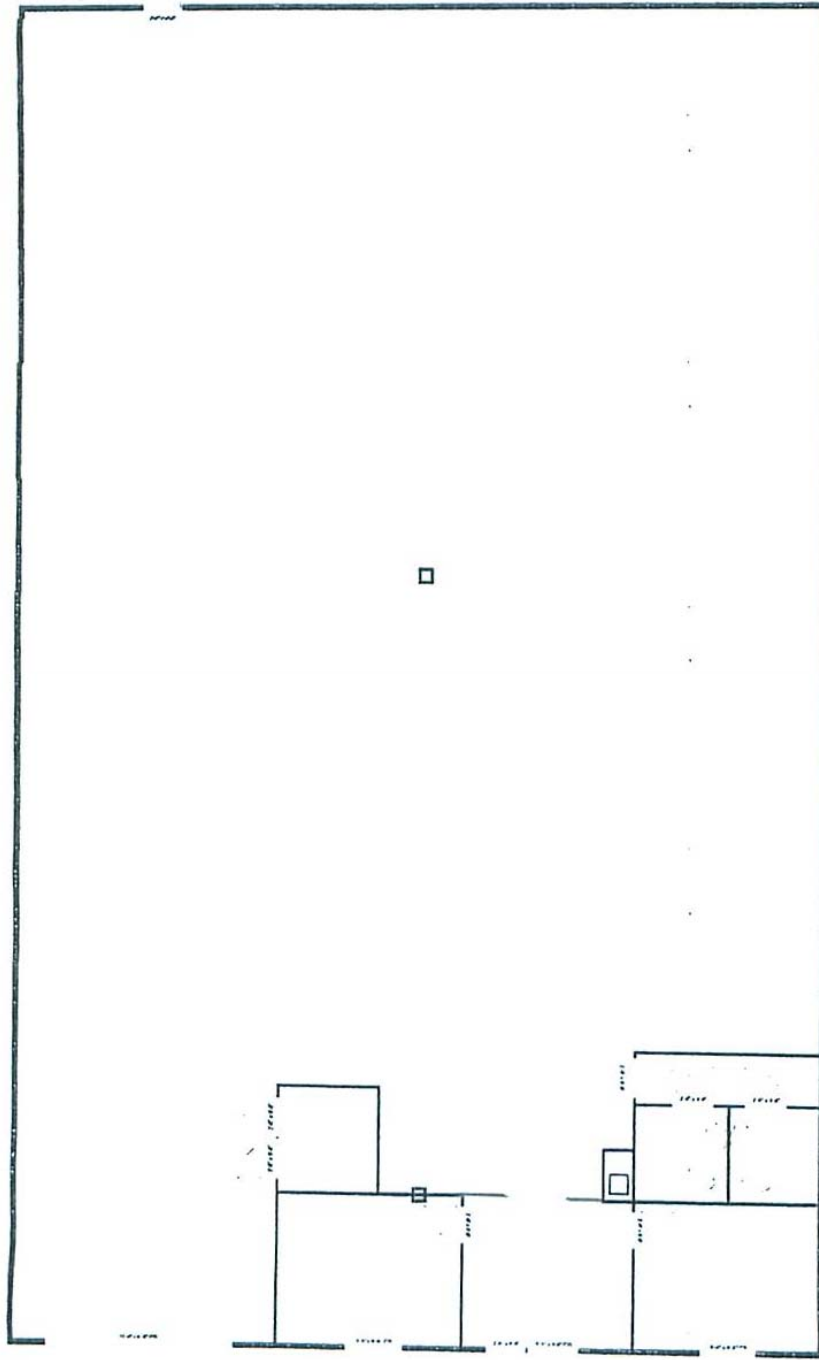
**LOCKER
REALTY CORP.**

818.956.8800
www.LockerRealtyCorp.com



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

1622 S. Central Ave., Glendale, CA 91204



