

# ±5,000 SF FLEX BUILDING FOR SALE

CAN BE COMBINED WITH AN ADDITIONAL 2,000 SF OF LIVE/WORK SPACE

**FOR SALE**

**3215 E FOOTHILL BLVD**

PASADENA • CA • 91107

# FOR SALE

## 3215 E FOOTHILL BLVD

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### PROPERTY HIGHLIGHTS

- Prime Flex space with office & warehouse. Located off the active intersection of Foothill Blvd. and Sierra Madre Villa Ave.
- (3) parking spaces and (1) handicap located behind building. Free street parking.
- 100% HVAC, newly installed LED lighting, high ceilings
- Across from Hastings Ranch Shopping Center with various options for retail & dining.
- Convenient access to 210 Freeway.
- Connected to 2,000 SF of live/work space at 3219 E Foothill. Can be combined for sale.

### SPACE LAYOUT

- (2) open rooms for co-working
- Private executive office
- Spacious conference room
- Warehouse with 10x20 ft roll-up door
- Upstairs storage and server room
- (2) restrooms

### PRICE SUMMARY

- 3215 E Foothill: 5,000 SF @ \$3,200,000
- 3215-3219 E Foothill: 7,000 SF @ \$4,600,000

Will be delivered vacant upon the close of escrow

FOR MORE INFORMATION  
PLEASE CONTACT:

### HOSS MACVAUGH

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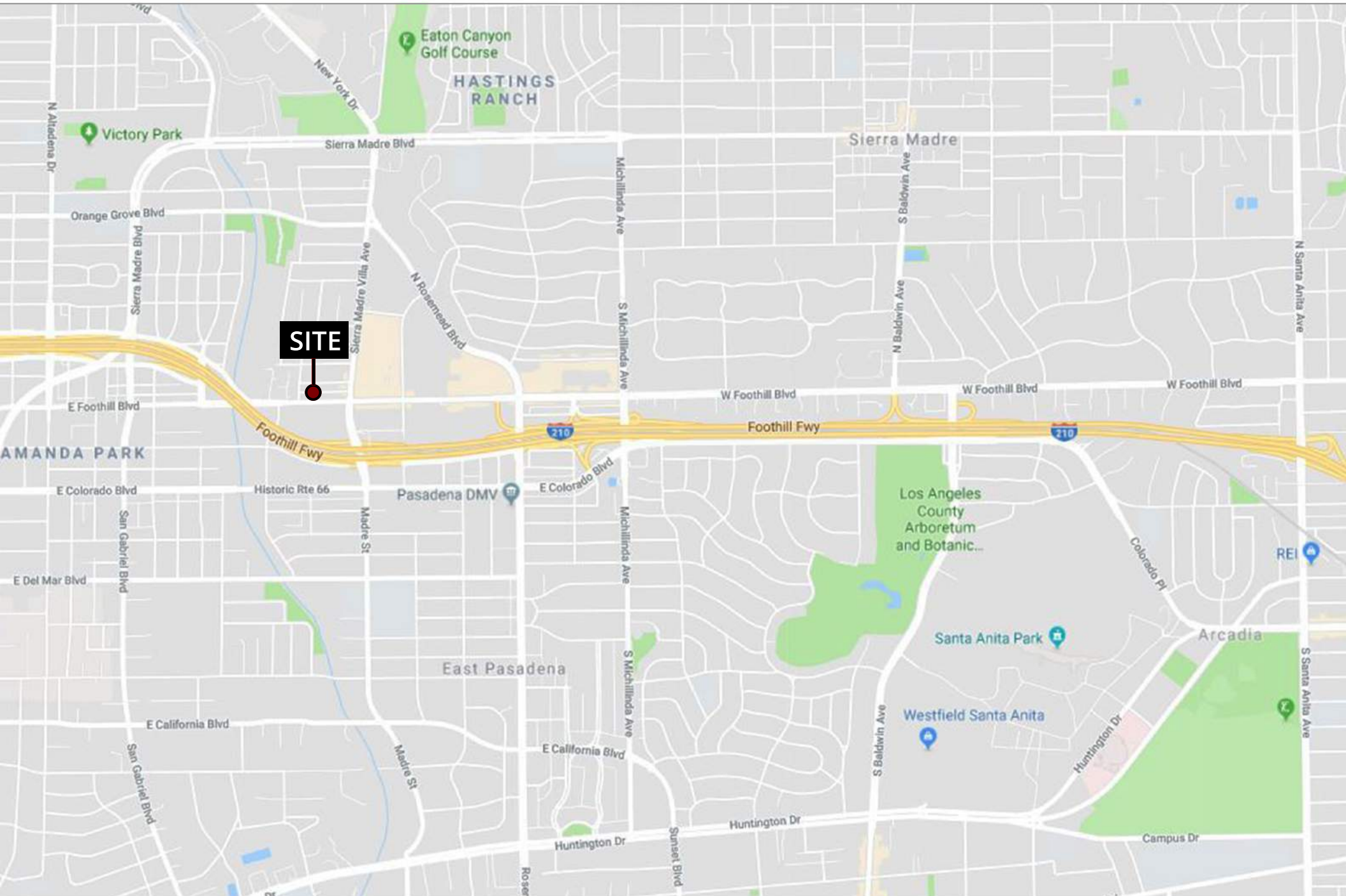
# HASTINGS RANCH

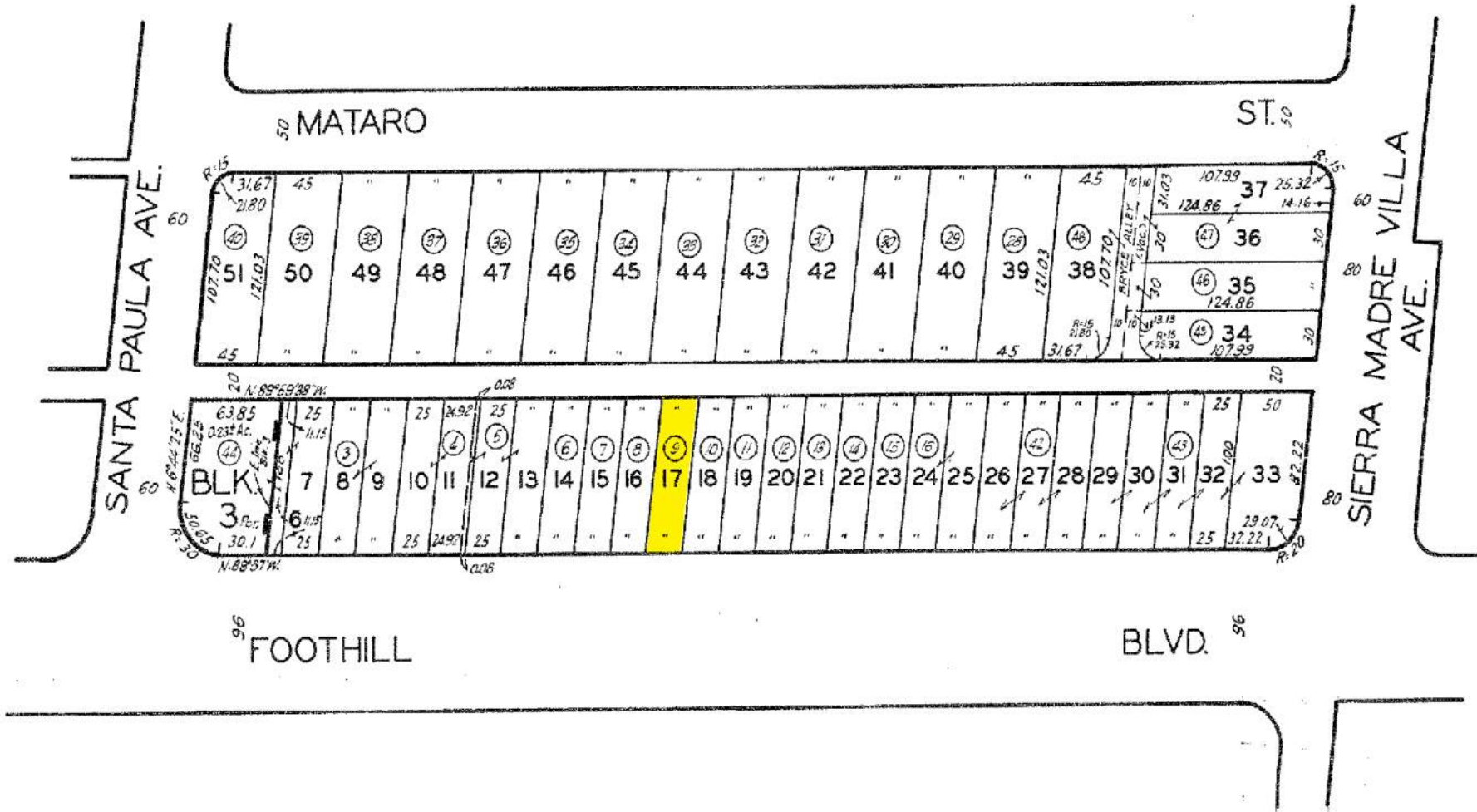
# FOR SALE OR LEASE

3215 - 3219 E FOOTHILL BLVD  
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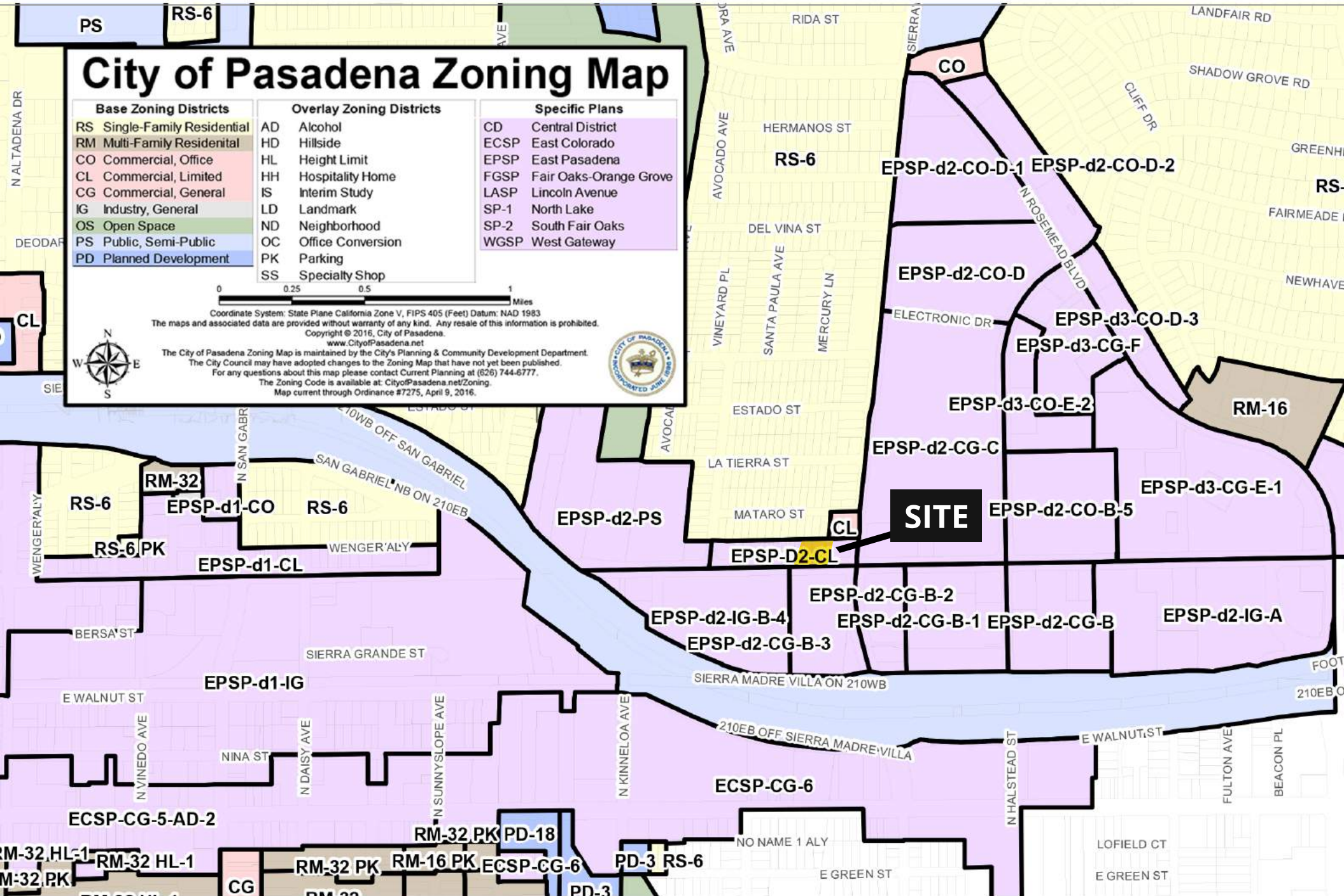


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**3215**

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