



Rare Owner/User or Investor Opportunity



Excellent Glendale/Burbank Location



Divisible to Three Units/Three Addresses



Freeway Access



Dock High Loading



Property Information

Available SF	918 Thompson Ave: 12,750 SF 1740 Standard Ave: 11,350 SF Total: 24,100 SF
Sale Price	\$7,712,000.00
Sale Price/SF	\$320.00
Dock High Doors	1
Ground Level Doors	2
Clear Height	918 Thompson Ave: 13 ′ 1740 Standard Ave: 10 ′
Power	TBD
Sprinklered	918 Thompson Ave: No 1740 Standard Ave: Yes
Office SF	918 Thompson Ave: 3,000 SF 1740 Standard Ave: 1,500 SF
Restrooms	9
Yard	Fenced, Paved
Parking Spaces / Ratio	21 / 0.87:1
Zoning	GLM2
Possession	Close of Escrow (Subject to Existing Lease)
To Show	Call Agent

Notes: Square footage per assessor records. Leased through November 23, 2022.











Photos



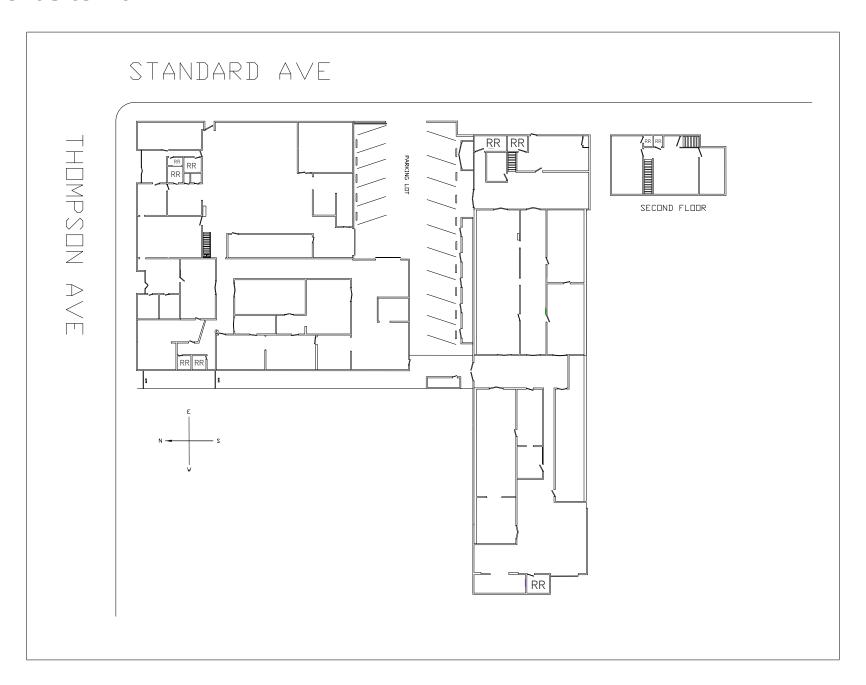




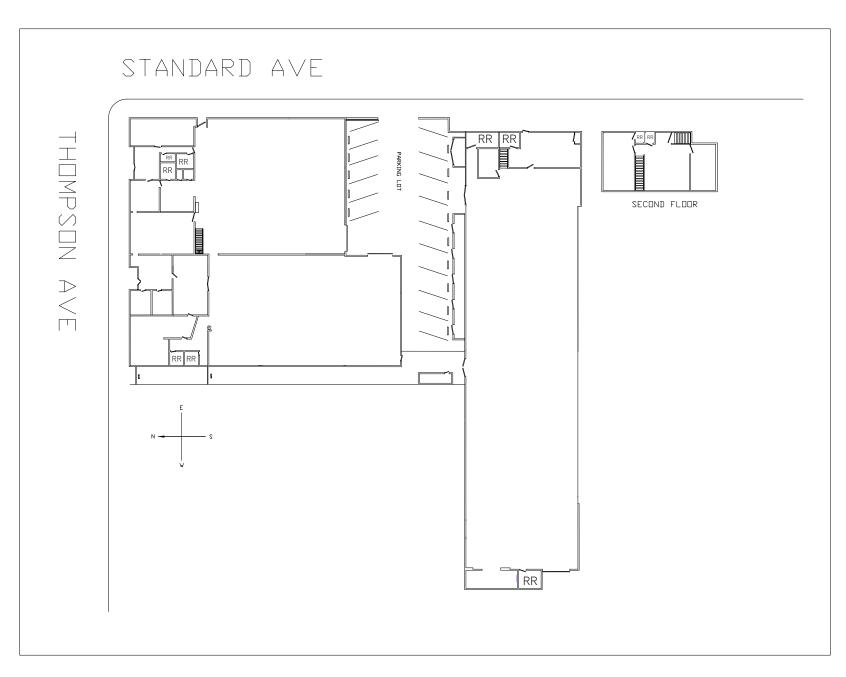




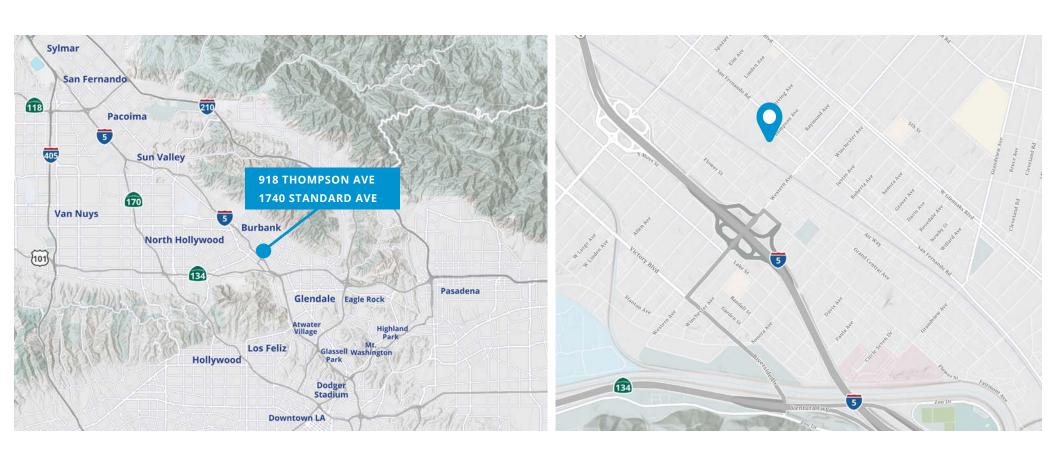
Current Site Plan



Open Site Plan



Location Maps





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