

For Sale

918 Thompson Ave

1740 Standard Ave

Glendale, CA 91201

24,100 SF of Industrial Buildings



Rare Owner/User or
Investor Opportunity



Excellent
Glendale/Burbank
Location



Divisible to Three
Units/Three
Addresses



Immediate 5
Freeway Access



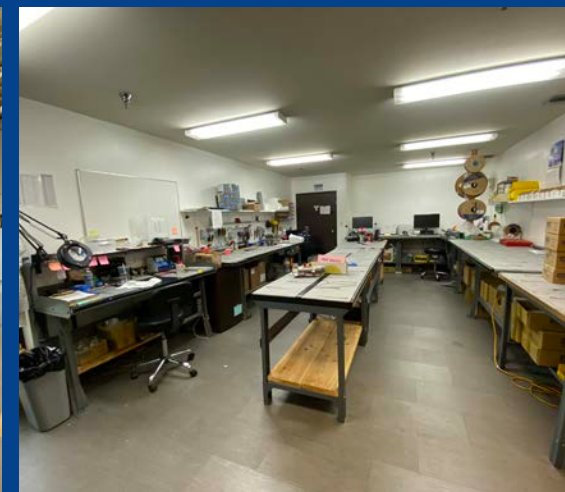
Dock High
Loading



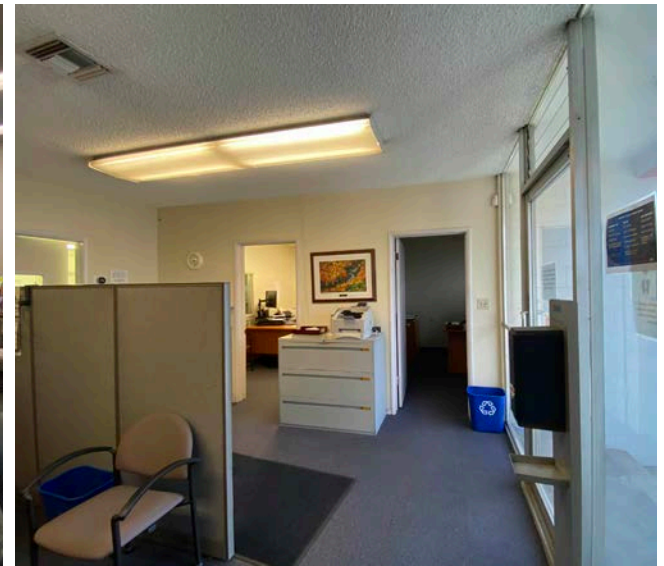
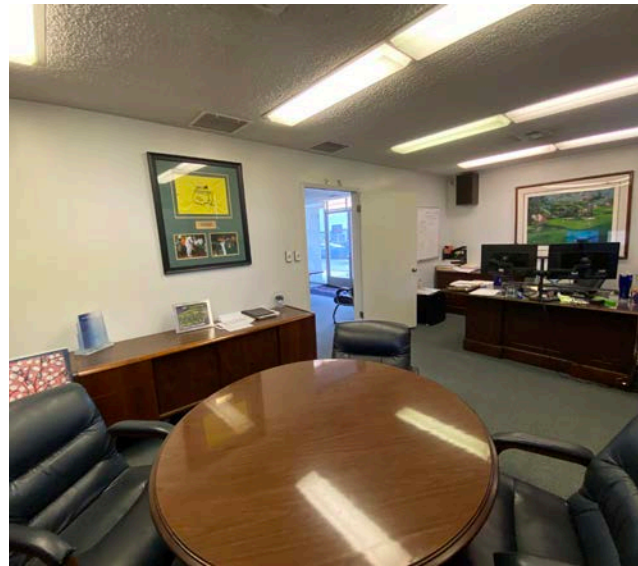
Property Information

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

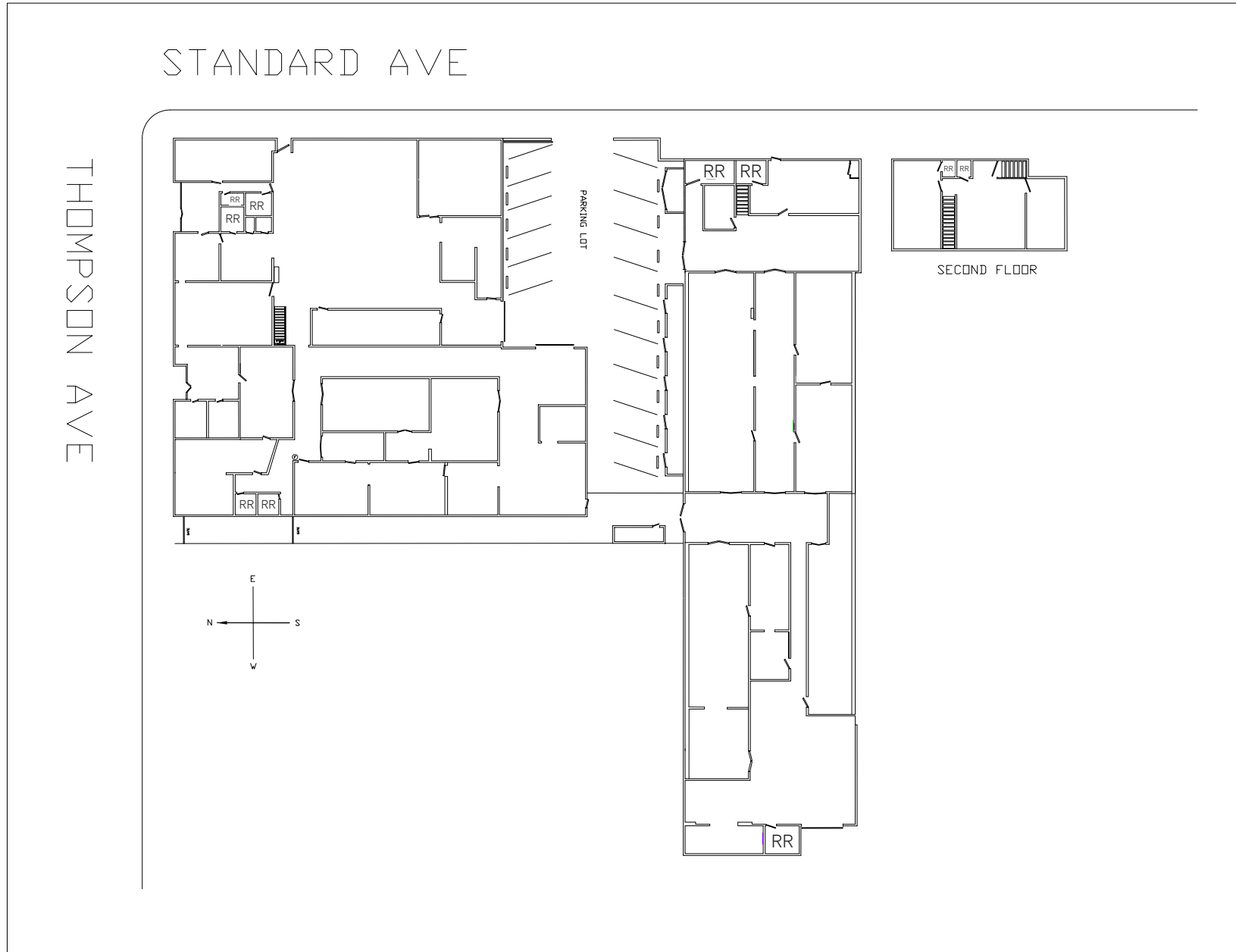
Notes: Square footage per assessor records. Leased through November 23, 2022.



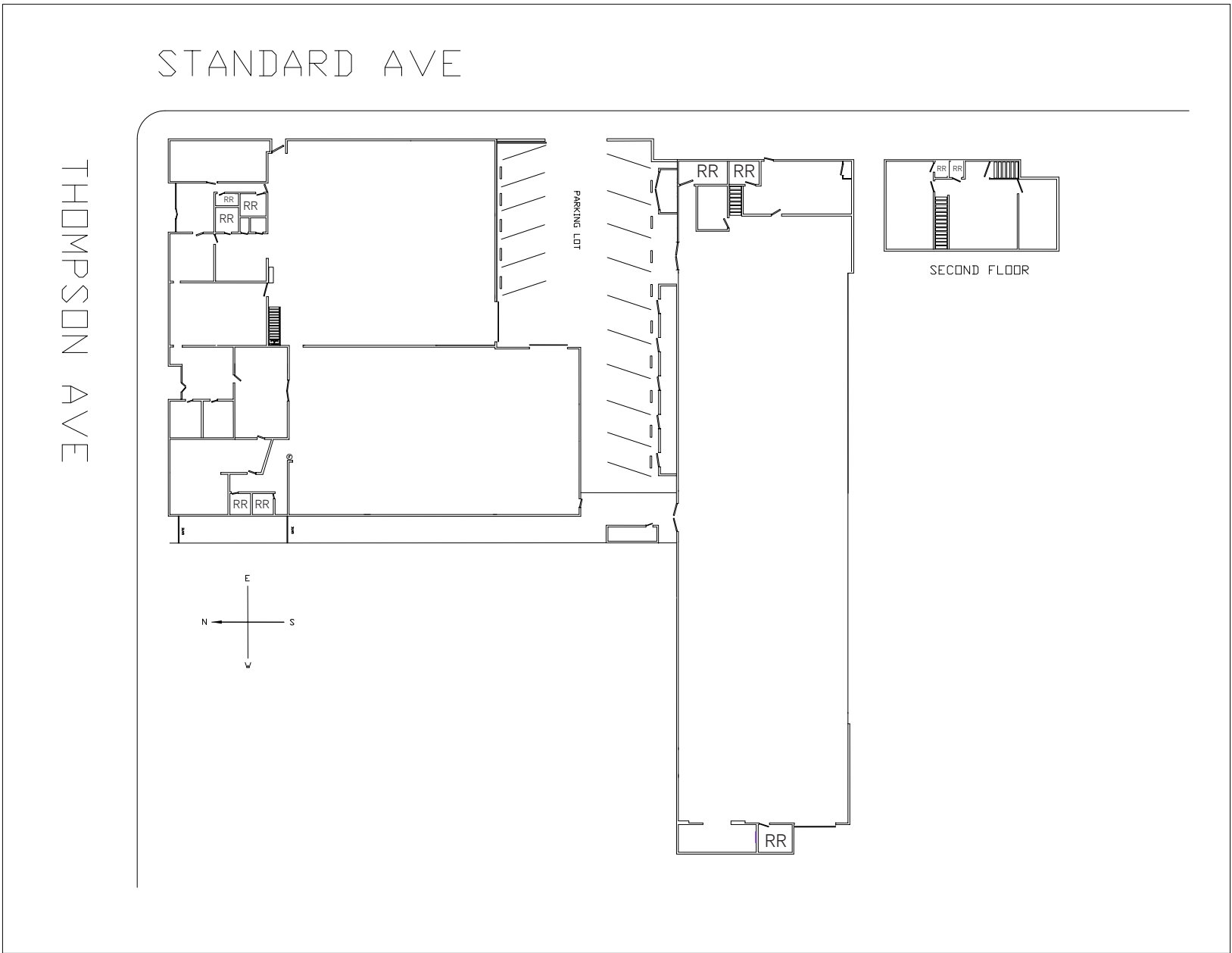
Photos



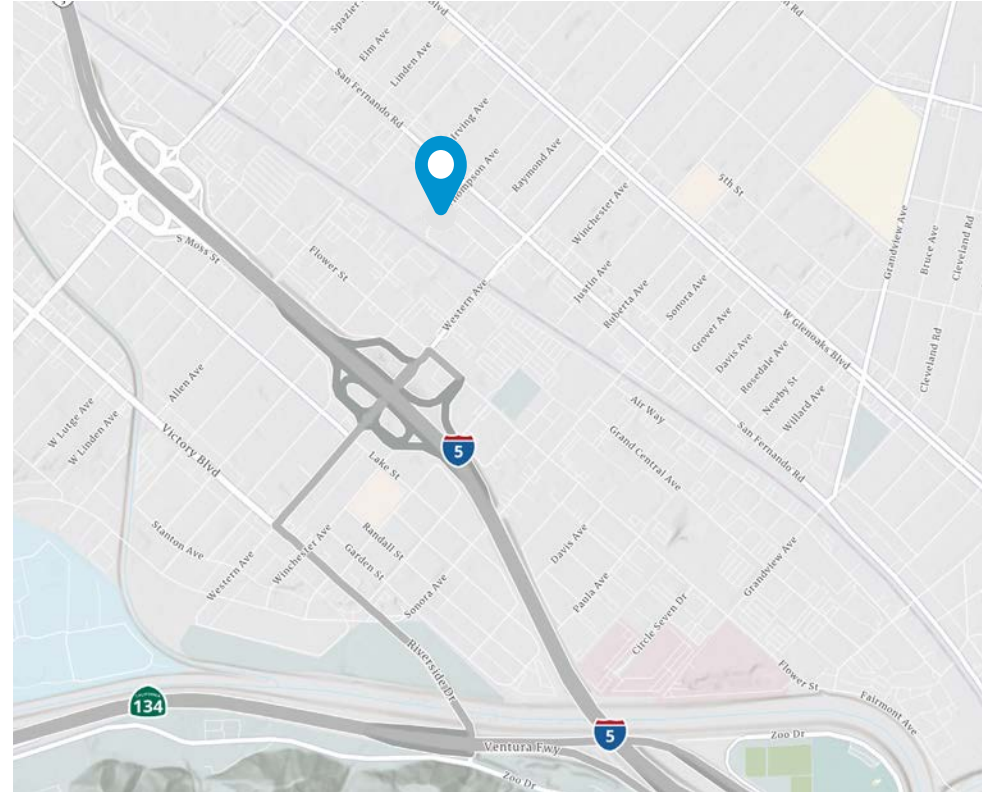
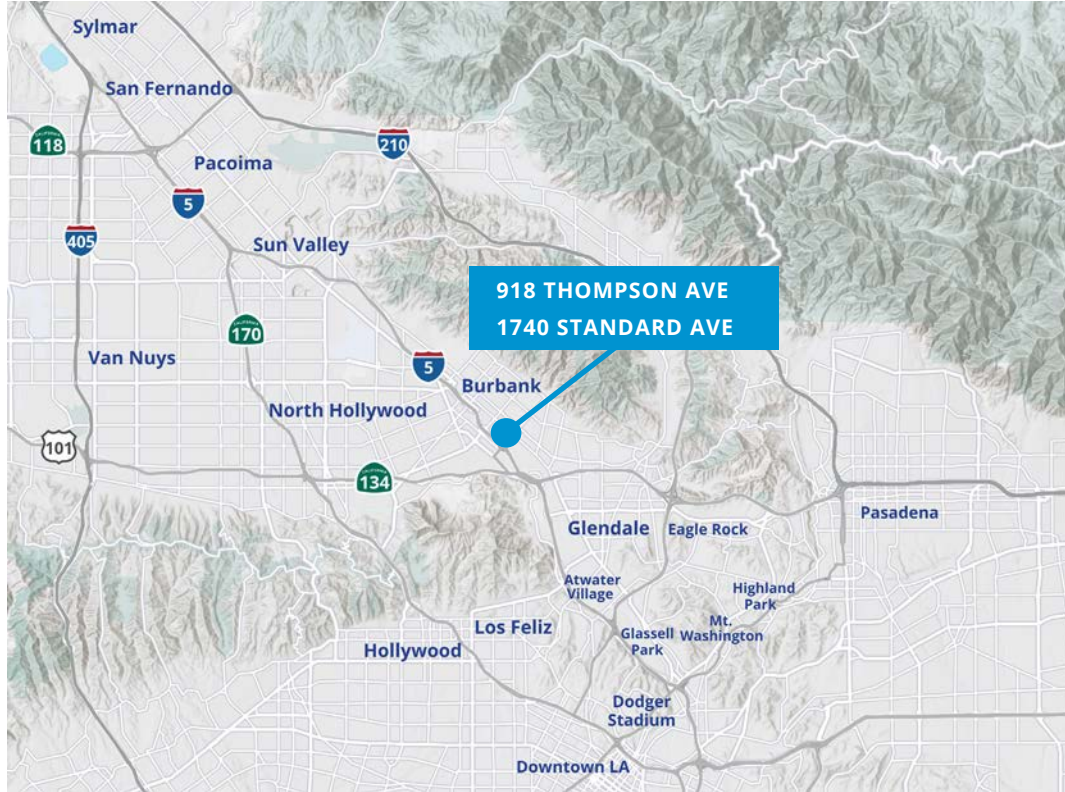
Current Site Plan



Open Site Plan



Location Maps





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1740 Standard Ave**

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