

# INDUSTRIAL - LEASE

Available SF: 4,675  
Total Bldg SF: 4,675

**Reduced**



Address: 632 THOMPSON AVENUE, GLENDALE, CA 91201  
Cross Street(s): FLOWER STREET

**Completely redone both inside & outside**  
**100% air conditioning & heating**  
**Polished concrete floors, new ADA restrooms, coffee bar, interior/exterior paint and more**  
**Close to Disney and DreamWorks campuses**  
**Convenient access to 5 and 134 Freeways**  
**Clean users only—call broker to discuss**

Lease Rate/SF: ~~\$2.25~~ \$2.10

Lease Rate/Month: ~~\$10,516.75~~ \$9,817.50 Taxes/Year: \$3,706.02 / 2018-2019

Lease Type: **Ind. Gross**

Terms: **5-10 years**

CAM Charges/SF: **N/A**

Year Built: **1976 / remodeled in 2019**

Roof Type: **Glu-Lam**

Minimum SF: **4,675**

Zoning: **IND**

Construction Type: **Block/Brick**

Pkg.: **4**

Grd Lvl Drs / Dim: **(1) 9'11"x12'**

Lot Size SF: **8,373**

Office SF/#: **330 / 1**

Sprinklered: **No**

Dock High /Dim: **0 / N/A**

Office Air: **Yes**

Lighting: **LED**

Yard: **No**

Office Heat: **Yes**

Finished Ofc Mezz: **-0-**

Unfin Ofc Mezz: **No**

Clear Height: **see notes**

Special Features: **Free standing**

Power: **400 Amps/120-240 Volts / 1 Ø / 3 Wire & 200 Amps/ 240 Volts / 3Ø / 3 Wire**

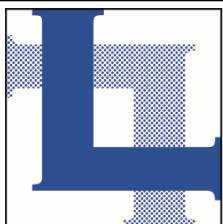
Listing Agent: **Paul P. Locker, CCIM, SIOR, PMC** DRE NO. 01220314

Restrooms: **2**

**Kristine Locker, Broker Associate / DRE NO 02042057**

FTCF: **CB250N000S000**

Notes: **Clear height is lowest point of glu-lam beam (12'2"), higher in center (12'10") and lower under a/c duct (11'3").**



**LOCKER  
REALTY CORP.**

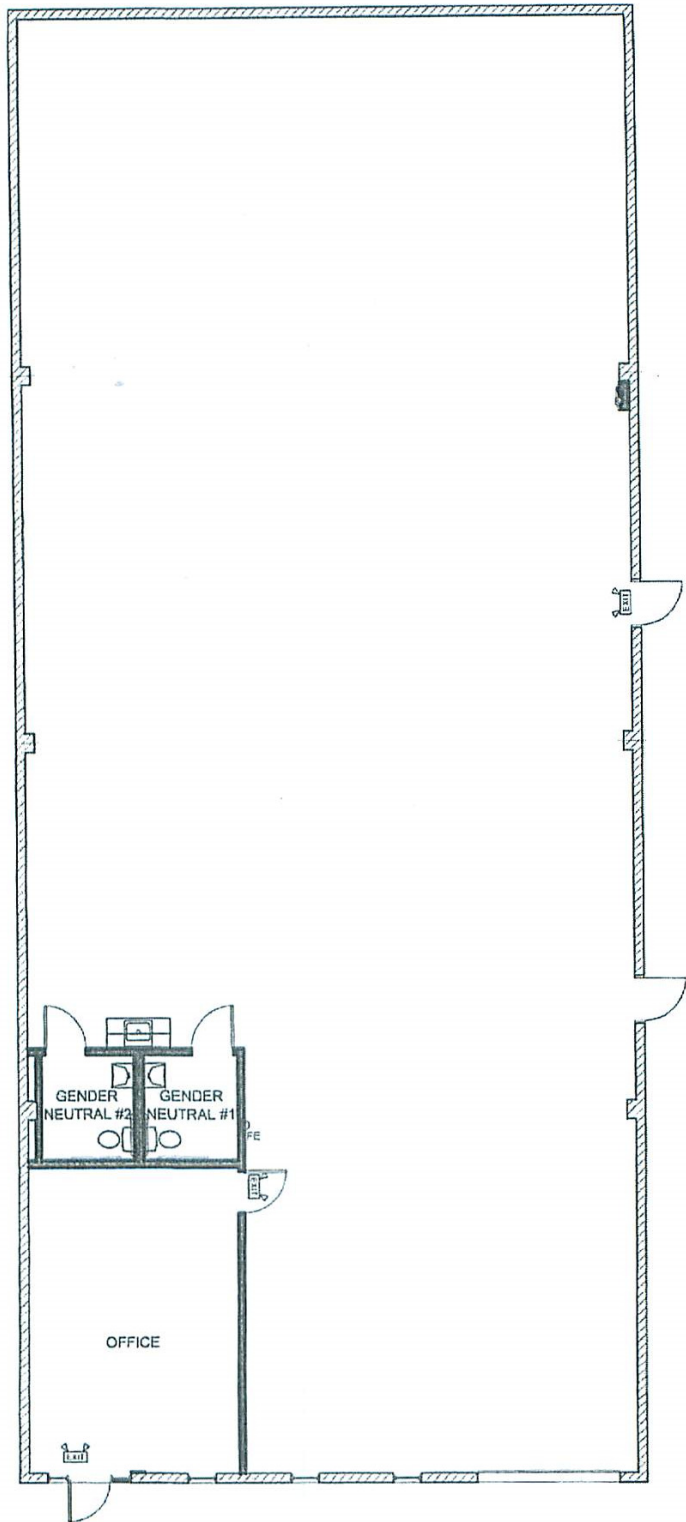
**818.956.8800**

**www.LockerRealtyCorp.com**

**PROVIDING SERVICE WITH EXPERTISE**

**601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736**





**632 Thompson Ave., Glendale, CA 91201**

