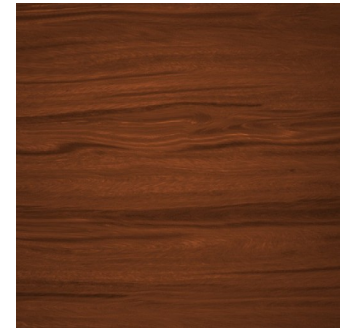
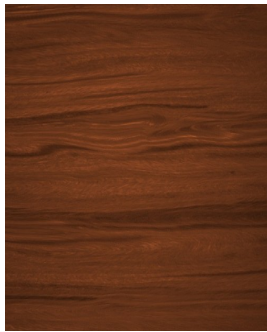


# GOLDEN STATE BUSINESSPARK CREATIVE INDUSTRIAL

12723 WENTWORTH STREET  
ARLETA, CA 91331



**AVAILABLE FOR LEASE**

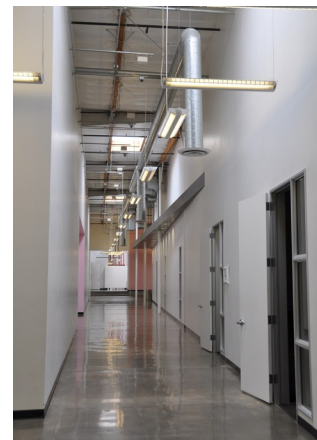
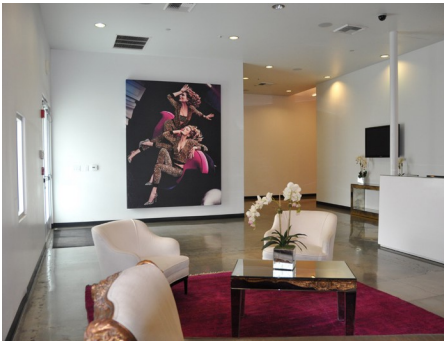
35,840 SF of Professionally Designed  
Creative Industrial Space

100% Air Conditioned

2/1,000 Parking Ratio (71 spaces)

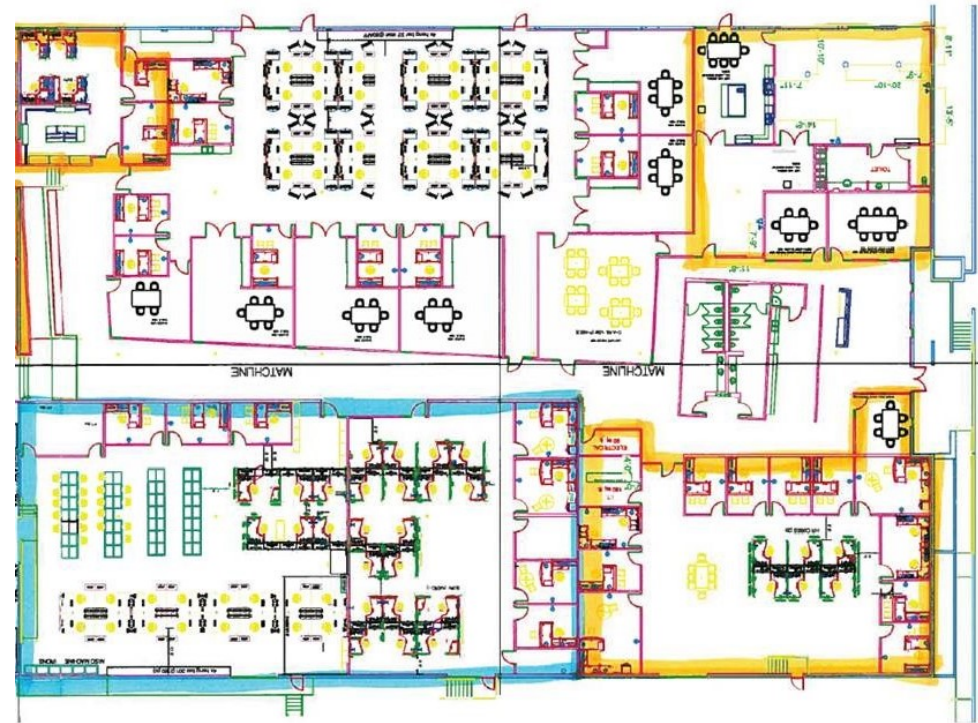
Class A Office Improvements

Located Minutes North of Burbank



# AVAILABLE FOR LEASE

12723 WENTWORTH STREET | ARLETA, CALIFORNIA



FOR MORE INFORMATION, PLEASE CONTACT

Lease Rate/SF:	\$1.25 NNN
Monthly Rent:	\$44,800
Available SF:	35,840
Office SF:	35,840
Construction Type:	Tilt-Up
Ground Level Doors:	2
Truck High Doors:	3
Clear Height:	20'

Power:	A: 1200, V:277/480, P:3
Parking Ratio:	2:1 (71 spaces)
Yard:	Yes- Fenced
Sprinklered:	Yes
Restrooms:	3
Year Built:	1971
Zoning:	MR1
Possession:	Immediate
To Show:	Call Broker

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