

943 S RAYMOND AVE

PASADENA, CALIFORNIA 91105

FOR SALE OR LEASE

7,960 SF INDUSTRIAL/FLEX



FOR SALE: \$3,499,000

FOR LEASE: \$1.70/SF/IG

BUILDING SF: 7,960 SF

LOT SIZE: 11,099 SF

YEAR BUILT: 1987

PARKING: 16 SURFACE SPACES

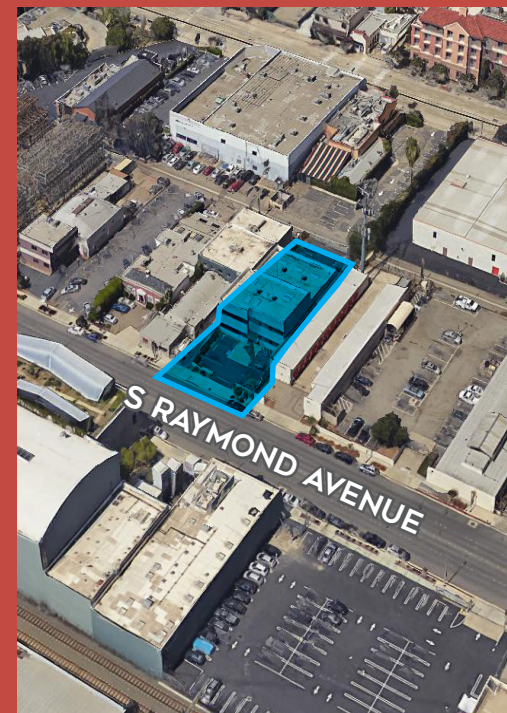
ZONING: PSM

CEILING: 18 FEET

POWER: 600AMPS/480V/3 PHASE

HIGHLIGHTS:

- ~ EASY ACCESS TO THE 110, 134 AND 210 FREEWAYS
- ~ 100% HVAC
- ~ GROUND LEVEL ROLL-UP DOOR AND FREIGHT ELEVATOR
- ~ FENCED YARD IN REAR
- ~ ADJACENT TO ART CENTER COLLEGE
- ~ WALKING DISTANCE TO FILLMORE METRO STATION



SHADD WALKER
SR. EXECUTIVE VICE PRESIDENT
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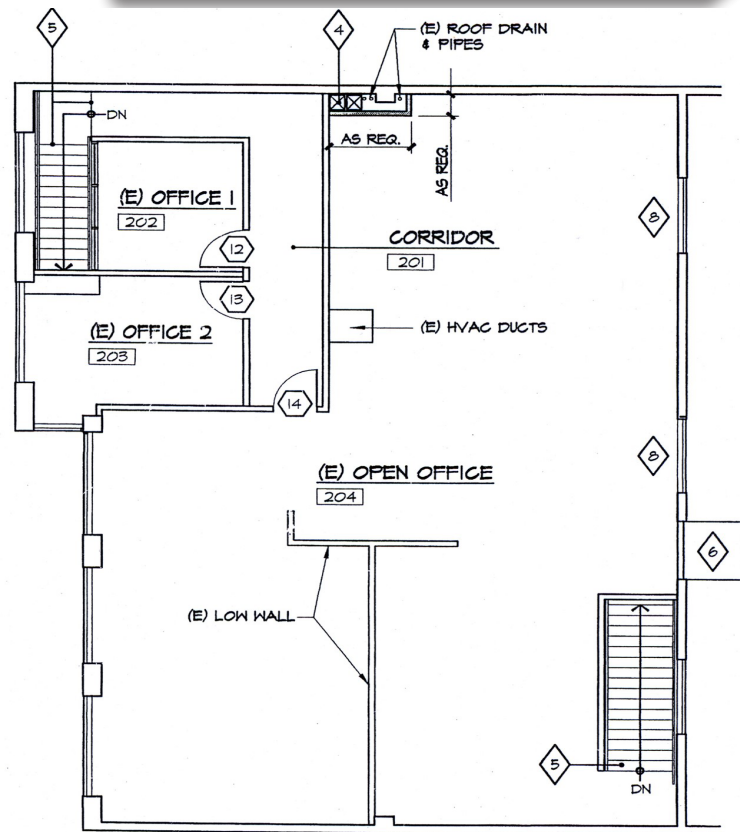
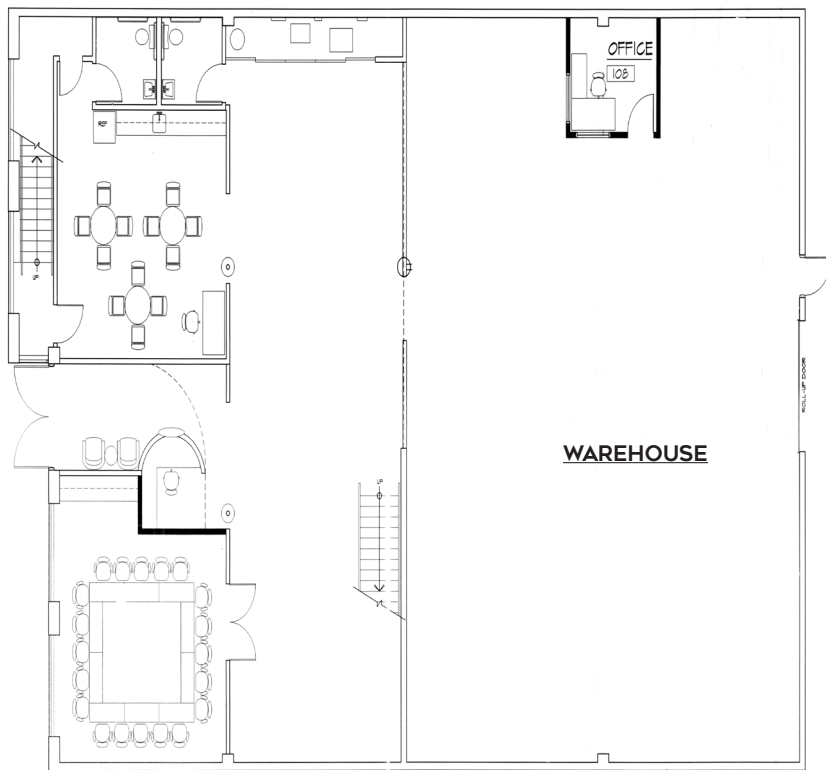
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GROUND FLOOR - 5,000 SF

MEZZANINE - 2,960 SF



LOBBY



KITCHEN



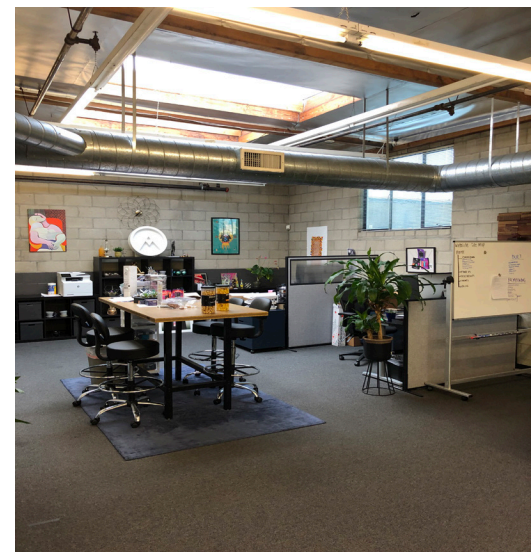
OFFICE



ROLL-UP DOOR



FREIGHT ELEVATOR



OFFICE SPACE