



44 W Bellevue Dr.

Pasadena, California 91105

Lease Highlights

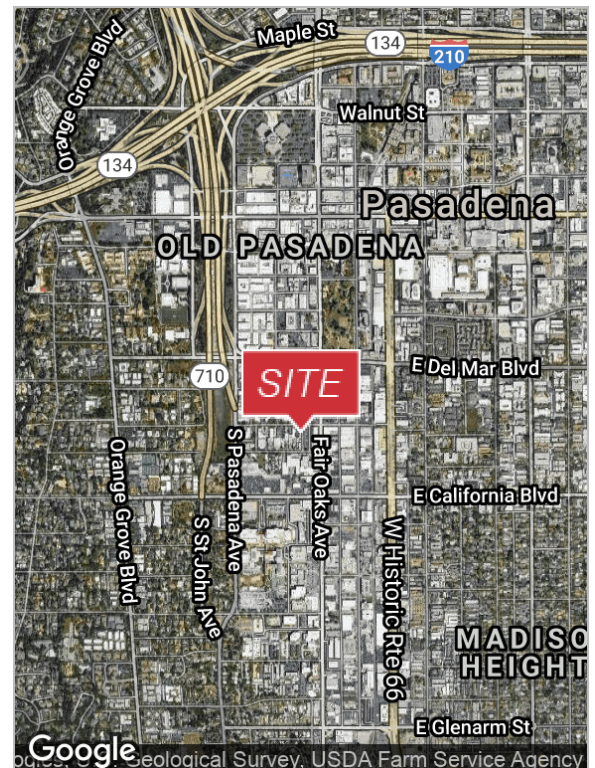
- Rare Small Industrial Unit
- Fully Air-Conditioned
- Desirable West Pasadena Neighborhood

Property Description

Well-maintained small business park, with a 1,461 SF fully air-conditioned Industrial unit. 14.5' clear height. Handicap restroom. 3 reserved parking spaces. Signage available. \$0.13 CAM charge.

Available Spaces

Spaces	Lease Rate	Size (SF)
Unit 3	\$2.00 SF/month	1,461



For more information

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For Lease

44 W Bellevue Dr.



Property Summary

Available SF: 1,461 SF

Lease Rate: \$2.00 SF/month (IG)

Lot Size: 16,929 SF

Building Size: 8,300 SF

Year Built: 1985

Location Overview

Prime area of West Pasadena, just west of Fair Oaks and one block south of Del Mar Ave. Only minutes from Old Pasadena, Huntington Hospital, Downtown Pasadena and near the border of South Pasadena. Easy access to 210 & 134 freeways.