



215 ALLEN AVE.

GLENDALE, CA 91201

INDUSTRIAL PROPERTY FOR LEASE



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OFFERING SUMMARY

Lease Rate: \$1.75 SF/month
(Industrial Gross)
\$19,250/MO

Building Size: 11,000 SF

Available SF: 11,000 SF

Lot Size: P.O.L

Year Built: 1957

Zoning: IND

PROPERTY OVERVIEW

Newly Renovated! Located in the popular Glendale Riverside Rancho area and minutes from downtown Glendale, Burbank, and Toluca Lake. Convenient access to 5/134/2/170 freeways and local transit such as Hollywood/Burbank airport. 11,000 SF building with approximately 1,500 SF office area, two (2) new loading doors, new office flooring, warehouse lighting, restricted gated parking lot with twenty-two (22) parking spaces. All new roof completed in 2023.

PROPERTY HIGHLIGHTS

- 600 AMPS 3 phase/400 AMPS single phase (tenant to verify)
- two (2) Loading Doors;
- One (1) Approx 10x10 (front) One (1) Approx 8x8 (rear)
- 22 parking spaces in gated lot (shared lot)
- Approx 1,500 SF of fully renovated office area
- Four (4) restrooms
- Rear outside storage area
- Available Immediately

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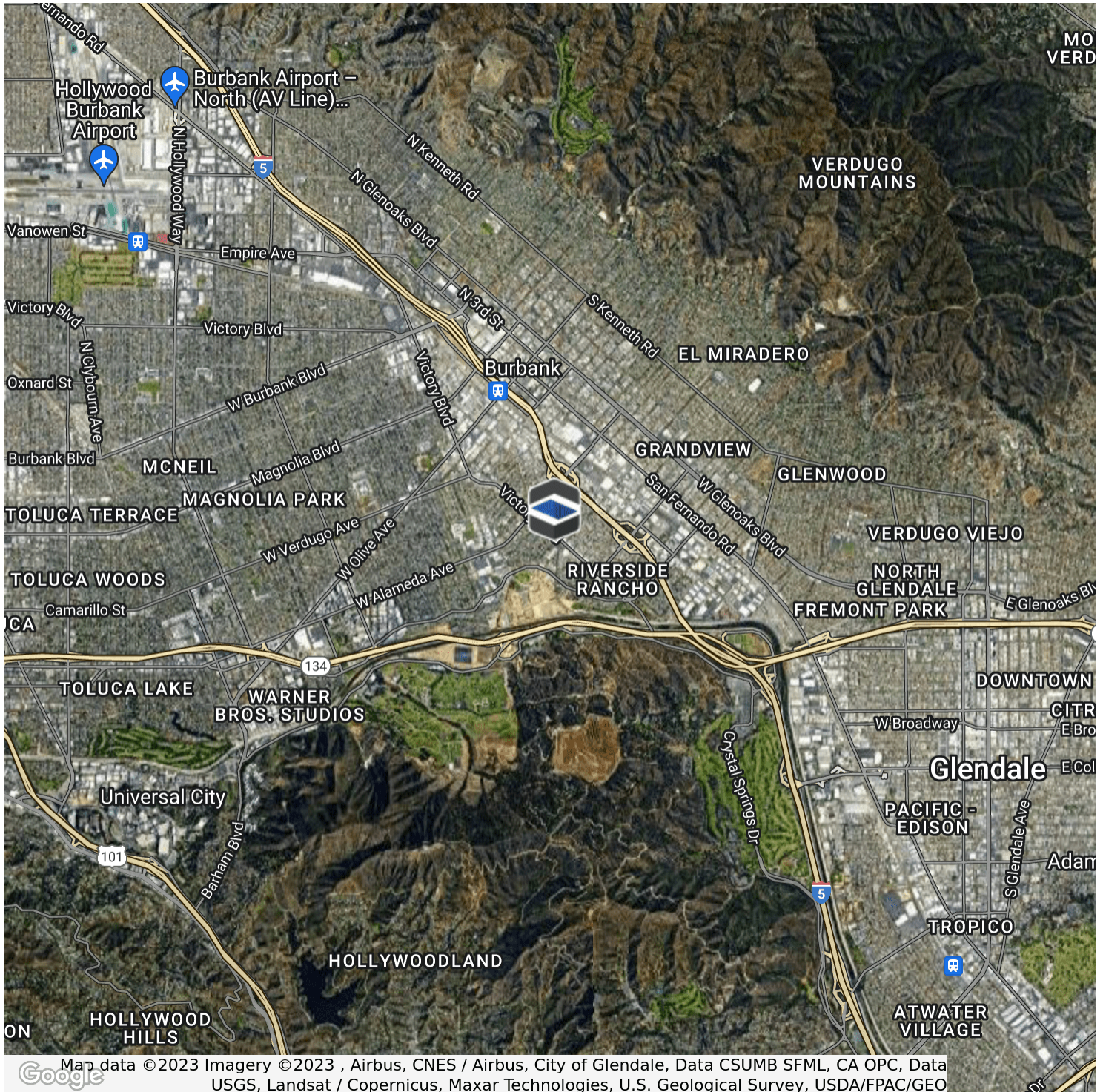


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