



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Industrial Spaces
For Lease

445 West Garfield Ave, Units 4 & 5, Glendale, CA 91204



KENNY BURNS

SALES ASSOCIATE

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CALDRE #01227314

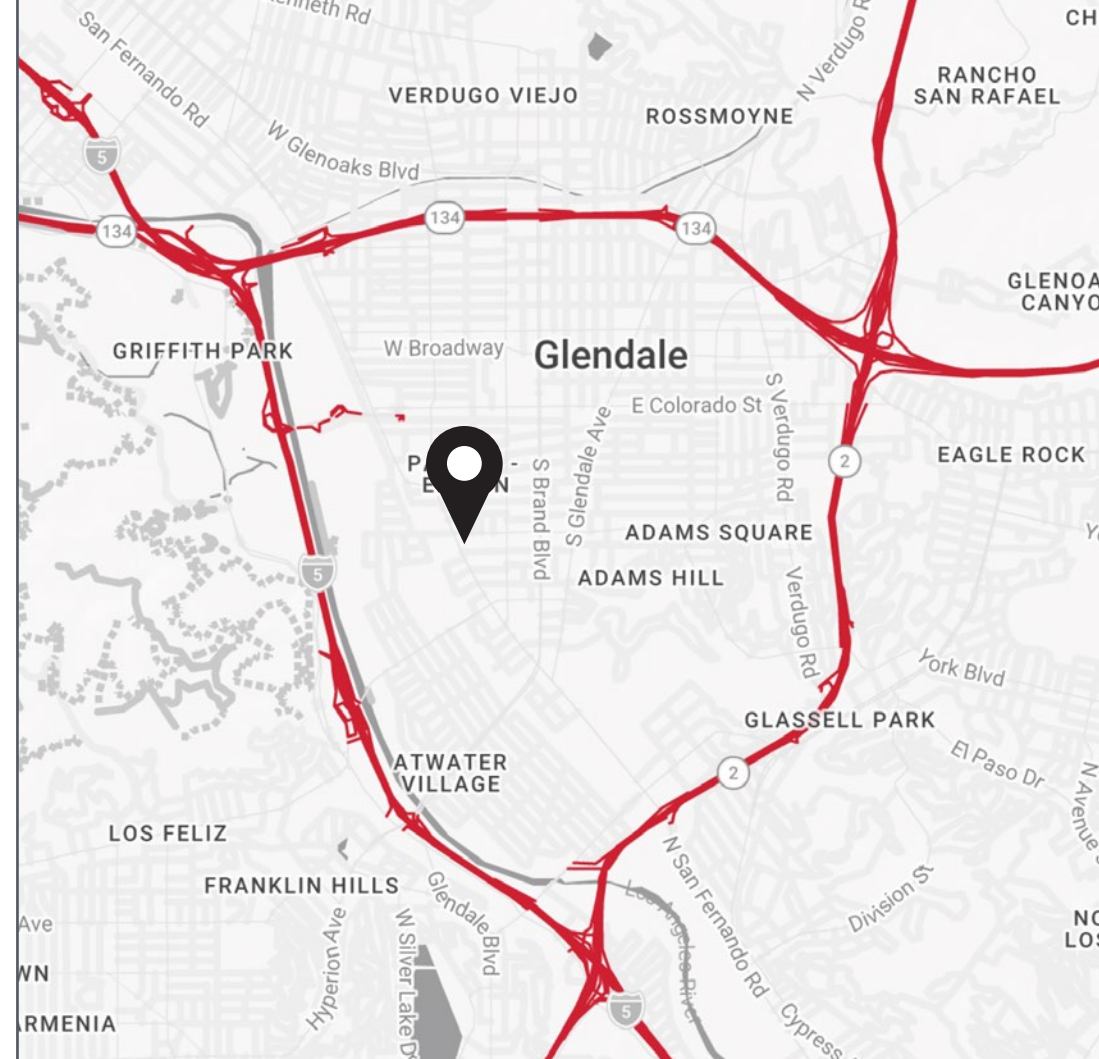
1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202

StevensonRealEstate.com

CALDRE #00983560

Offering Summary

AVAILABLE SPACE	Unit 4 - 1,490 SF Unit 5 - 1,490 SF
LEASE RATE	\$2.25 Modified Gross (No CAM charges)
LEASE TERM	1 Year
ZONING	IMU R
PARKING	4 Parking Spaces (Tandem)



Property Overview

Now available for lease: two 1,490 square foot industrial warehouse units located within a multi-tenant industrial park in the heart of Glendale, California. These versatile units are ideal for warehousing, light manufacturing, distribution, e-commerce, contractor operations, or other industrial and commercial uses.

Each unit offers an efficient warehouse layout with convenient loading access, high ceilings, some office space to accommodate a variety of business needs. Strategically located with convenient access to major freeways and the greater Los Angeles market.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

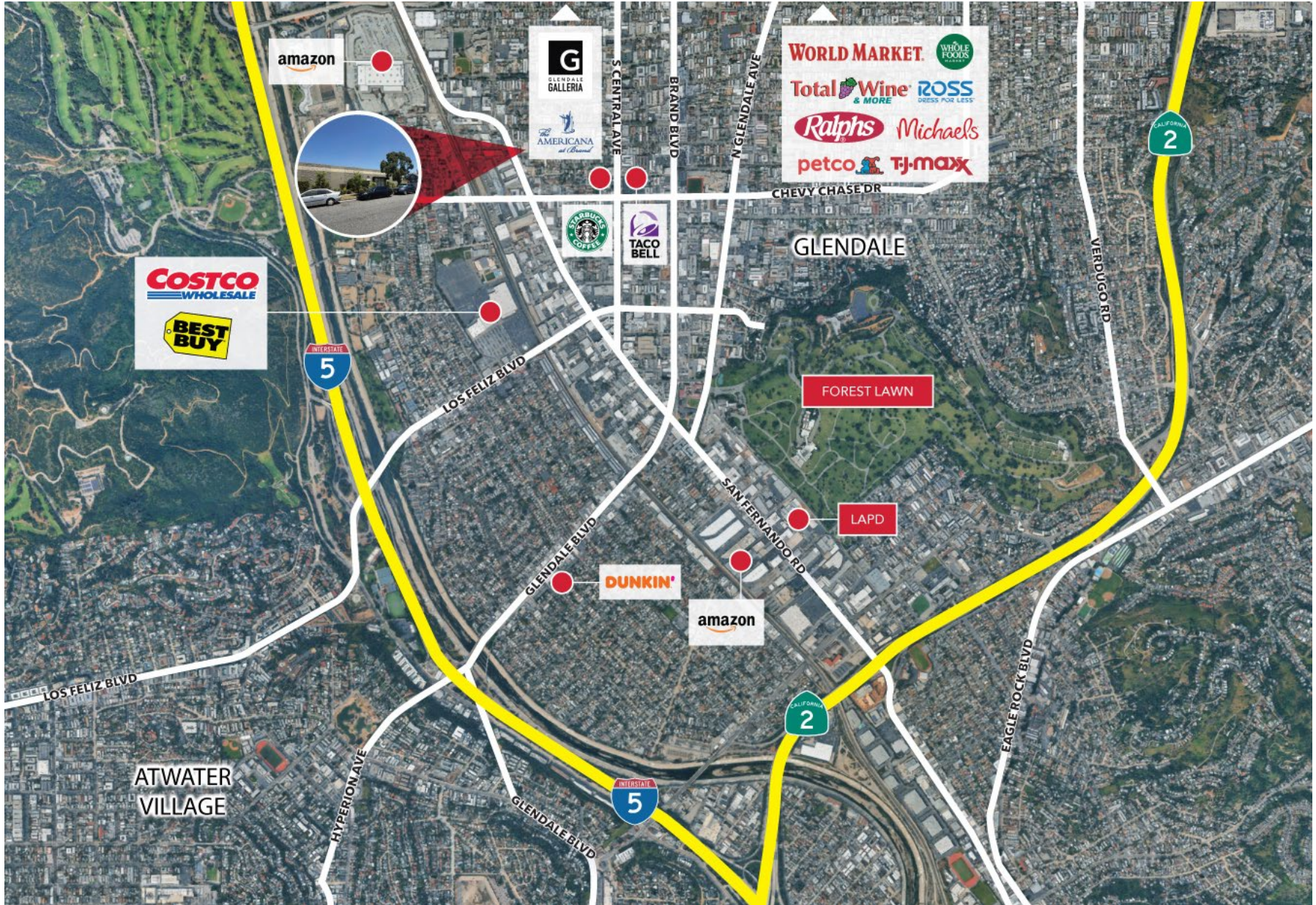
Property Photos



Property Photos

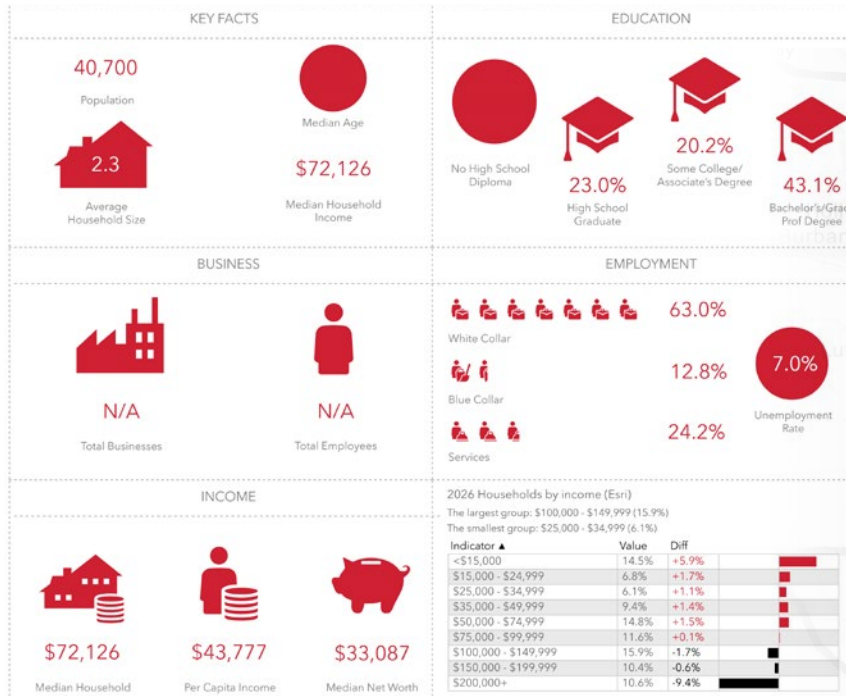


Location Map

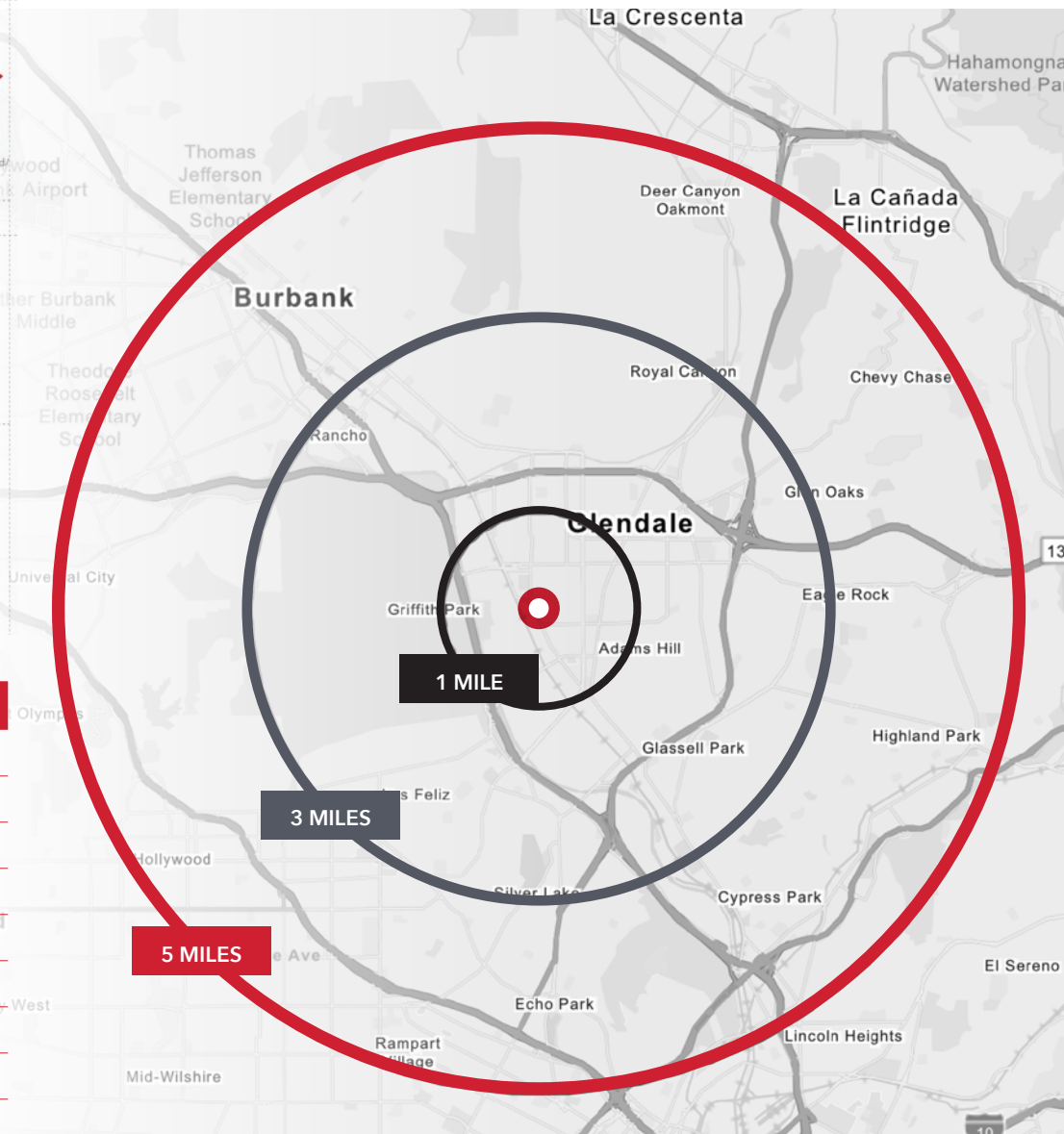


Demographics

1-MILE RADIUS SNAPSHOT



2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	40,700	231,402	666,097
Households	17,320	98,740	286,448
Families	9,898	56,578	150,356
Average Household Size	2.28	2.31	2.28
Owner Occupied Housing Units	2,572	30,788	79,089
Renter Occupied Housing Units	14,748	67,952	207,359
Median Age	41.0	41.9	40.1
Median Household Income	\$72,126	\$98,977	\$87,374
Average Household Income	\$102,184	\$141,652	\$132,305



For more information, please contact:

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