

# INDUSTRIAL - LEASE

Total Bldg SF: 4,200



Address: 1622 S. CENTRAL AVE, GLENDALE, CA 91204  
Cross Street(s): SAN FERNANDO ROAD

Hard to Find Free Standing Building  
Completely Refurbished both Inside & Outside  
Nearly Clear Span Warehouse with only 1 Pole  
1 Block from Glendale Transportation Center  
Quick & Easy Access to 134, 5, & 2 Freeways

Lease Rate/SF: **\$1.75**

Lease Rate/Month: **\$7,350**

Taxes/Year: **\$8,309.09 / 2018-2019**

Lease Type: **Ind. Gross**

Terms: **5 years**

CAM Charges/SF: **N/A**

Available SF: **4,200**

Roof Type: **GluLam**

Minimum SF: **4,200**

Year Built: **1981**

Construction Type: **Concrete Block**

Pkg.: **4**

Zoning: **SFMU**

Lot Size SF: **6,790**

Office SF/#: **396 sf / 3**

Grd Lvl Drs / Dim: **1 / 12'x15'**

Dock High /Dim: **0 / N/A**

Office Air: **Yes**

Sprinklered: **No**

Yard: **No**

Office Heat: **Yes**

Finished Ofc Mezz: **No**

Unfin Ofc Mezz: **No**

Clear Height: **16'**

Rail Service: **No**

Power: **100 Amps / 120-240 Volts / 1 Ø / 3 Wire**

Lighting: **LED**

Special Features: **free standing**

Restrooms: **2**

Listing Agent: **Paul P. Locker, CCIM, SIOR, PMC / DRE Lic. 01220314**

FTCF: **CB250N000S000**

**Kristine Locker, Broker Associate / DRE Lic. 02042057**

Notes: 3 phase power in place and may be available, but would require city hook-up and meter.



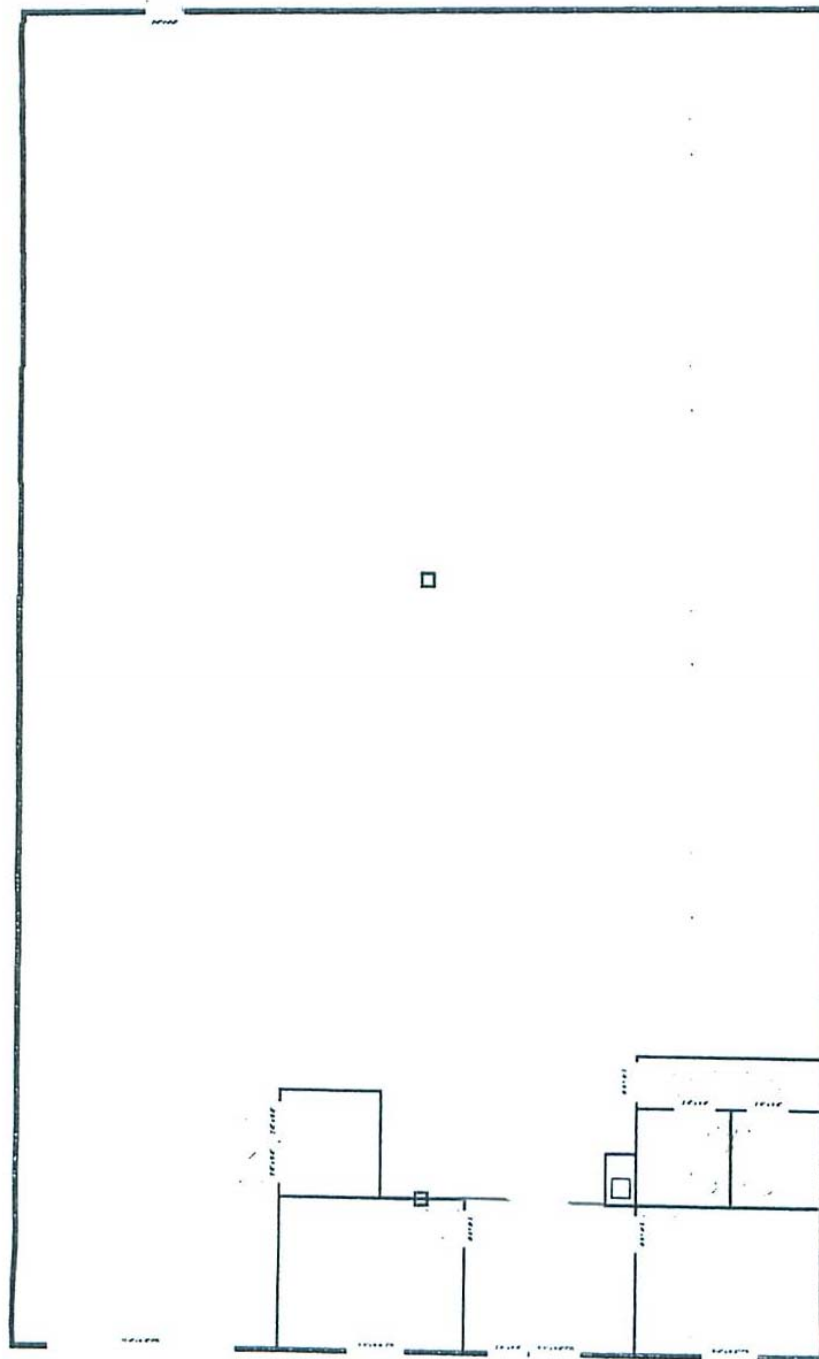
**LOCKER  
REALTY CORP.**

**818.956.8800**  
**www.LockerRealtyCorp.com**



**PROVIDING SERVICE WITH EXPERTISE**

**601 E. GLENDALE BLVD., SUITE 200, GLENDALE, CA 91207-1736**



Drawing may not be to scale and may not represent exact configuration

**1622 S. Central Ave., Glendale, CA 91204**



