

INDUSTRIAL FOR LEASE OR SALE

AVAIL SF: 6,000

TOTAL BLDG SF: 6,000



ADDRESS 312 W VINE ST, GLENDALE CA ZIP 91204

**FREE STANDING BUILDING CENTRALLY LOCATED
CLOSE TO GLENDALE GALLERIA
GREAT OWNER/USER OPPORTUNITY
CURRENTLY ZONED FOR RETAIL AND AUTOMOTIVE USE
POSSIBLE OFFICE AND WAREHOUSING USES**

LEASE RENTAL \$ 3,800 /mo Gross 0.633 Net _____ Term 1-3 YEARS
 SALE PRICE \$ 450,000 Price/SF \$ 75.00 Tax \$ 3,380.00 Yr 2001-2002
 Terms SELLER MAY CARRY FINANCING FOR QUALIFIED BUYERS Possession Immediate
 Avail SF 6,000 Dim 50 X 120 Power A 200, 120 V 240, 120-240 Ø 3, 1 W 3, 3
 Min. SF 6,000 Dim 50 X 120 Lighting FLUOR Heat SPACE Cooling NONE PWR Notes VERIFY
 Land SF 6,250 Dim 50 X 125 Trk Hi Pos 0 Dim _____
 Const BRK Roof WDB Grd Lev Drs 1 Dim 10 x 11 Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M 1 W 1
 Sprkd NO Min Clr Hgt 12 OFFICE DATA Ofc SF 350 # 1 Rest Rms: M 0 W 0
 Pkg 0 Yard No Yr Blt 1929 A/C N Heat N Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 564-E5 Zone C3 To Show Lock Box - ON WATER PIPE* Sp. Feat. CLAR, FREE, RETL
 AGENT George Khachatourian, CCIM (818)249-1005 Region NW Listing # 1016237
 FIRM New Horizons Properties. 02/15/02
 FTFC CB250N000S250/AOAA Notes BUYER/LESSEE TO VERIFY POWER AND ZONING. *VACANT.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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