

# INDUSTRIAL FOR LEASE

AVAIL SF: 1,500

TOTAL BLDG SF: 5,000



ADDRESS 3835 FOOTHILL BL, GLENDALE CA ZIP 91214

**Free Standing Building With Private Fenced Yard  
Four (4) Bays With Three (3) Overhead Doors  
Previously Used As Automotive Shop; Can Be Used For  
Warehousing/Distribution, Retail Or Storage  
This Building Has A Two-Sided Marquee Sign Pole  
Providing Great Exposure On Foothill Blvd**

LEASE RENTAL \$ 2,000 /mo Gross 1,333 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 5,750.00 Yr 2008-2009  
 Terms \_\_\_\_\_ Possession Immediate  
 Avail SF 1,500 Dim IRR X IRR Power A 100 V 120-120 Ø 1 W 3  
 Min. SF 1,500 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY  
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim \_\_\_\_\_  
 Const MIX Roof VERIFY Grd Lev Drs 3 Dim \_\_\_\_\_ Well N  
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M TBD W TBD  
 Sprkd NO Min Clr Hgt 13 OFFICE DATA Ofc SF 0 # TBD Rest Rms: M TBD W TBD  
 Pkg 4 Yard Yes-Fenced Yr Blt 1945R70 A/C TBD Heat TBD Fin Ofc Mezz SF TBD Incl in Avail SF N  
 Thomas Bk Pg# 504-D6 Zone GLC3 To Show Call Broker - FOR APPOINTMENT Sp. Feat. \_\_\_\_\_  
 AGENT George Khachatourian, CCIM (818)249-1005 Region NW Listing # 1209937  
 FIRM New Horizons Properties. 02/20/09  
 FTFC AP300Y150S250/AOAA Notes Lease Terms: 1-3 Years. Verify use and power with city of Glendale. Const: Concrete Block/Frame & Stucco. Special Features: Free Standing Building, Retail Potential, and Paved Yard. Grd Lvl Dr Dim: 20x12, 14x12, 10x12.

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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