FOR SALE

EXCEPTIONAL FLEX AND INDUSTRIAL PORTFOLIO



1785 LOCUST ST & 303 N. ALLEN AVE, PASADENA

PROPERTY INFORMATION:

ASKING PRICE:	\$7,250,000.00
TOTAL BUILDING:	21,790 sq. ft.
Total Land Area:	42,123 sq. ft.
OCCUPANCY:	100%
Zone:	EC-MU-C
1785 LOCUST AVENUE (AKA 295 N. ALLEN AVENUE)	
Building Size:	15,742 sq. ft.
Land Area:	24,259 sq. ft.
YEAR BUILT:	1998
Apn:	5737-015-054
303 N. ALLEN AVENUE (AKA 319 N. ALLEN AVENUE)	
	6 0 1 8 ca ft

 BUILDING SIZE:
 6,048 sq. ft.

 LAND AREA:
 17,864 sq. ft.

 YEAR BUILT:
 1954

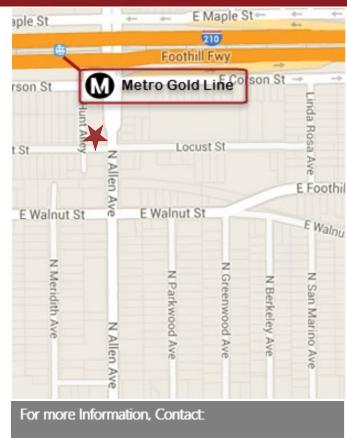
 APN:
 5737-015-011

AMENITIES:

- Ideal for a 1031 Exchange.
- Two (2) prime buildings fronting Allen Avenue.
- Excellent investment opportunity. Buildings are 100% occupied.
- Gated parking lots.
- Outstanding location near Metro Goldline and 210 freeway.

Please do not disturb Tenants. Call the agent for further details.

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