

FLEX UNIT FOR LEASE

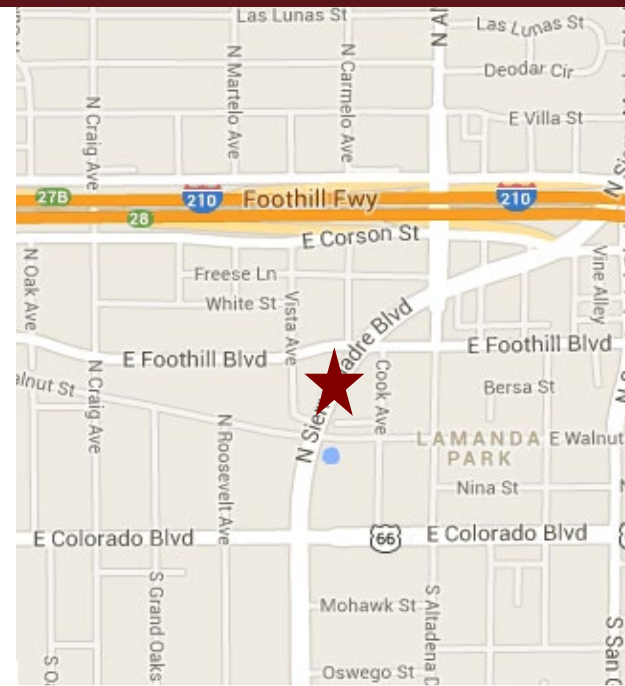


145 N. SIERRA MADRE BOULEVARD, PASADENA

FOR LEASE

- AVAILABLE SPACE:** Unit 12 – 1,227 Sq. Ft.
- LEASE RATE:** \$2.15 per sq. ft. per month, Industrial Gross. Tenant pays own utilities, interior janitorial and CAM charges approximately \$0.20 per sq. ft.
- AVAILABLE:** Immediately.
- YEAR BUILT:** 1999.
- TOTAL BLDG:** 18,220 sq. ft.
- PARKING:** Three (3) unreserved parking spaces per unit free of charge. (Including roll-up door)
- AMENITIES:**
- * Roll-up door.
 - * 18' clearance.
 - * Walking distance to Vons, Chase, and restaurants.
 - * Fully air conditioned.
 - * Convenient parking lot.
 - * Kitchenette.
 - * 10' X 10' loading door.
 - * Restroom.

PLEASE MAKE APPOINTMENT WITH BROKER.



For more information, Contact:

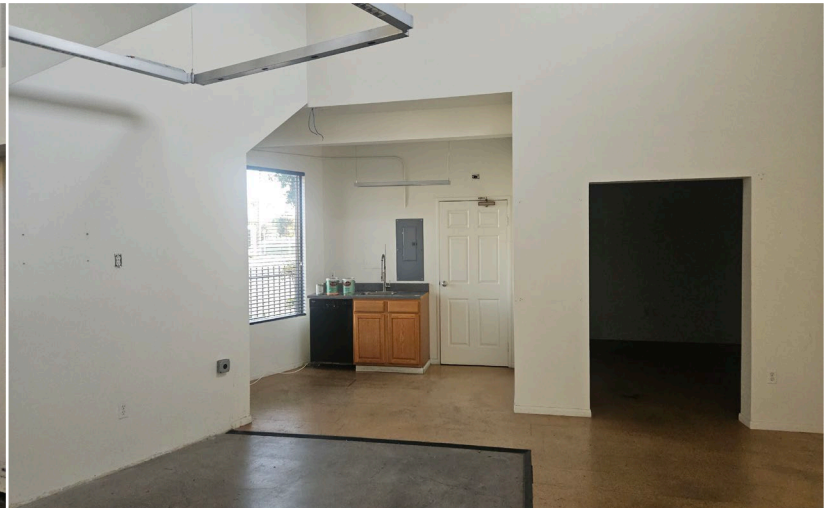
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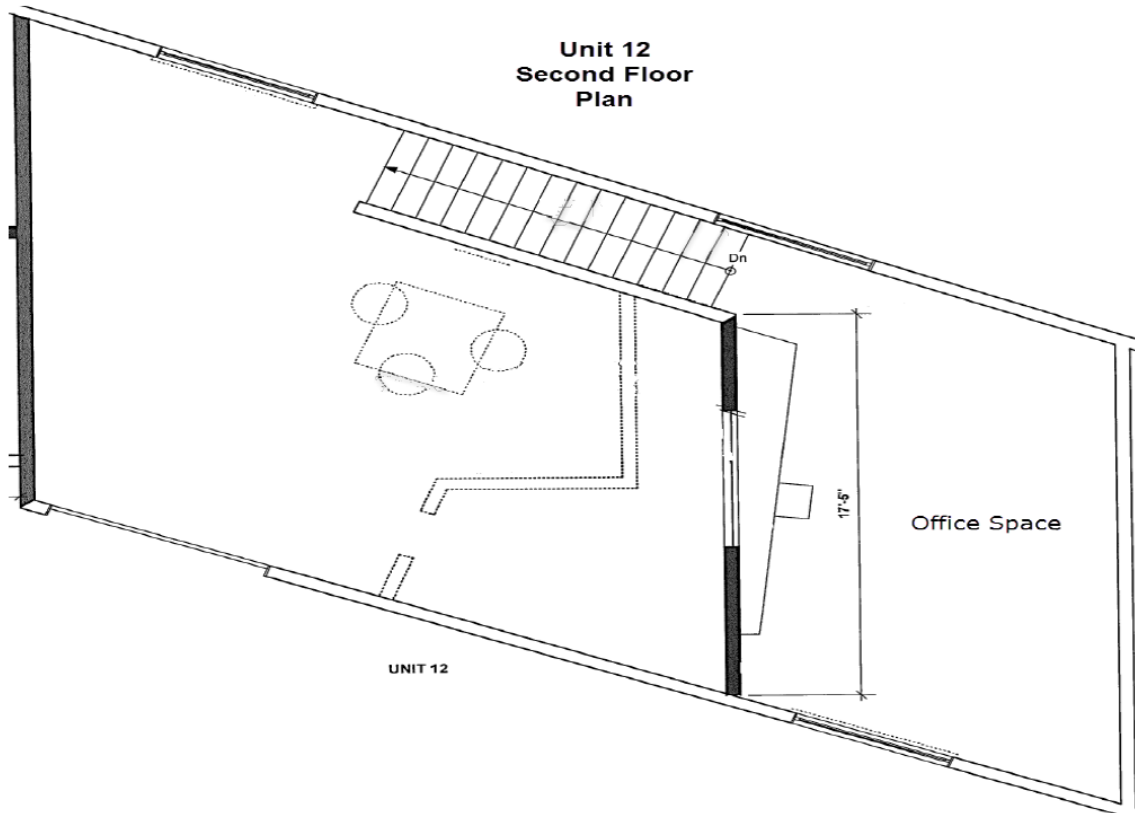
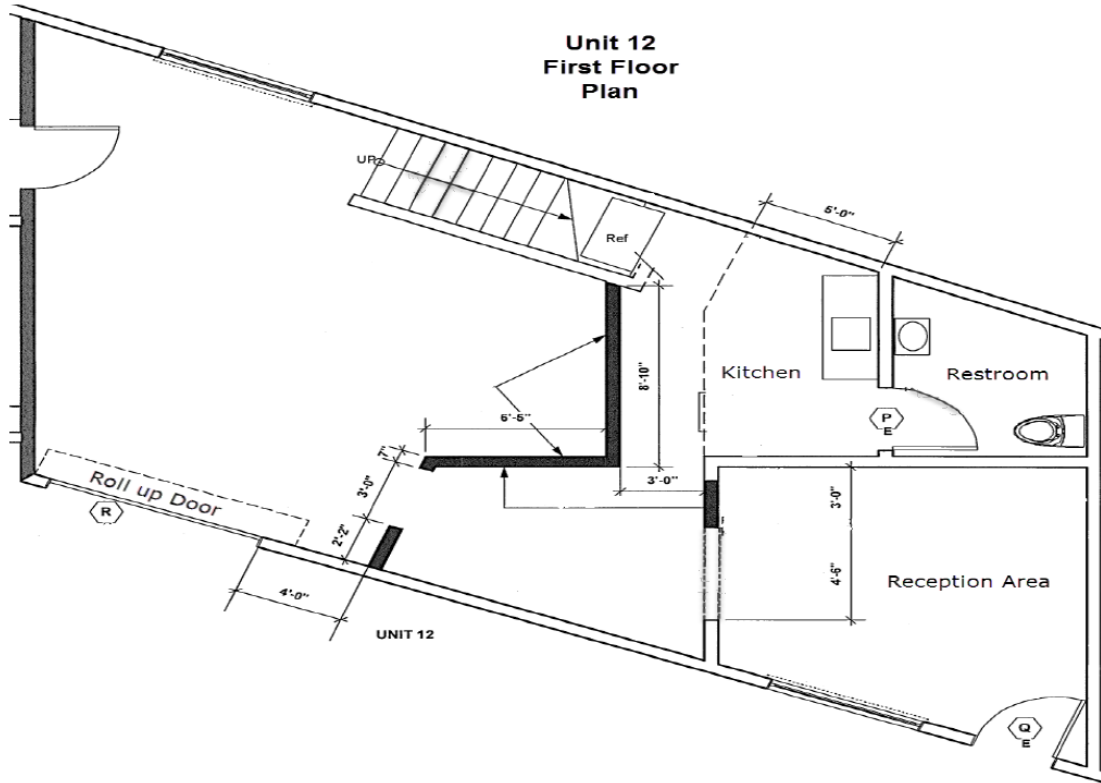


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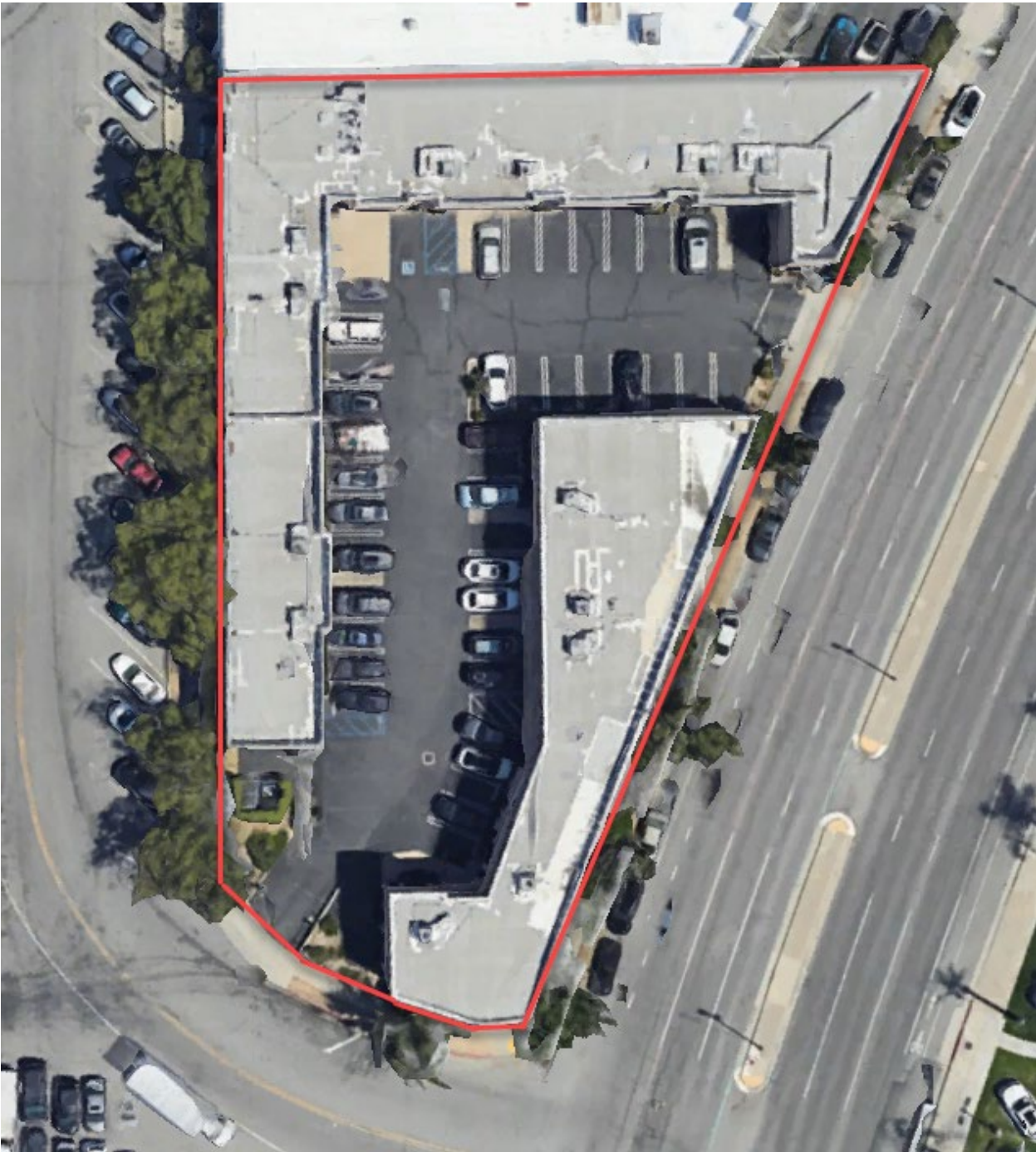
UNIT 12



UNIT 12



AERIAL MAP



AMENITIES MAP

