

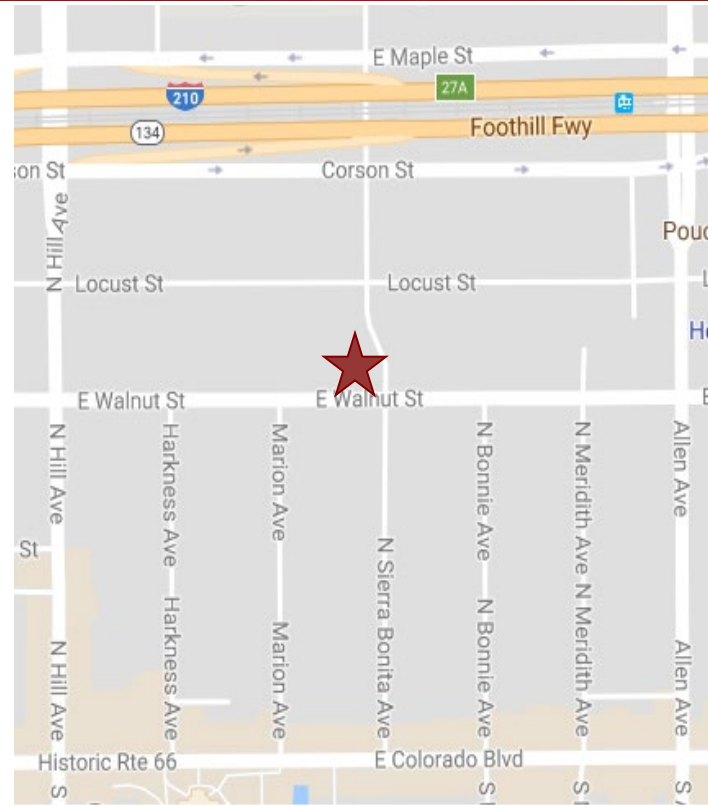
WAREHOUSE / R&D UNIT FOR SUBLEASE



1573 E. WALNUT STREET, PASADENA, CA

FOR SUBLEASE

- AVAILABLE SPACE:** Approximately 1,659 sq. ft. (Middle Unit)
Open space with one (1) restroom.
- SUBLEASE RATE:** \$4,600.00 per month., Industrial Gross.
Subtenant to pay its own utilities, interior janitorial, and liability insurance.
- AVAILABLE:** October 1, 2023.
- SUBLEASE EXPIRATION:** November 30, 2024. Longer term possible.
- PARKING:** Five (5) unassigned parking spaces free of charge.
- AMENITIES:**
- * 200 AMPS; 240/140 Volts; 3W.
 - * Concrete floors.
 - * High ceilings 20-24 ft. ceiling height.
 - * Sprinklered building.
 - * The unit has its own ADA restroom, one (1) five-ton HVAC unit and lighting. Fume hood can be available for sale.



For more Information, Contact:

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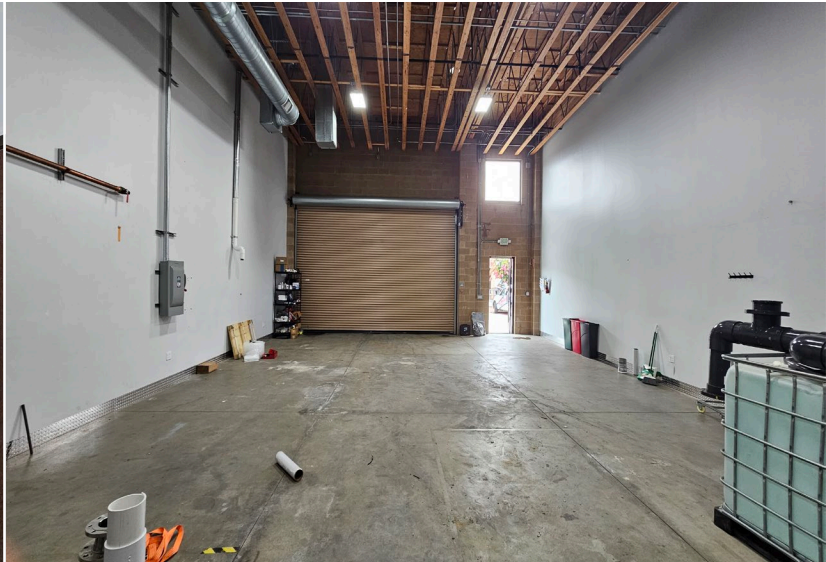
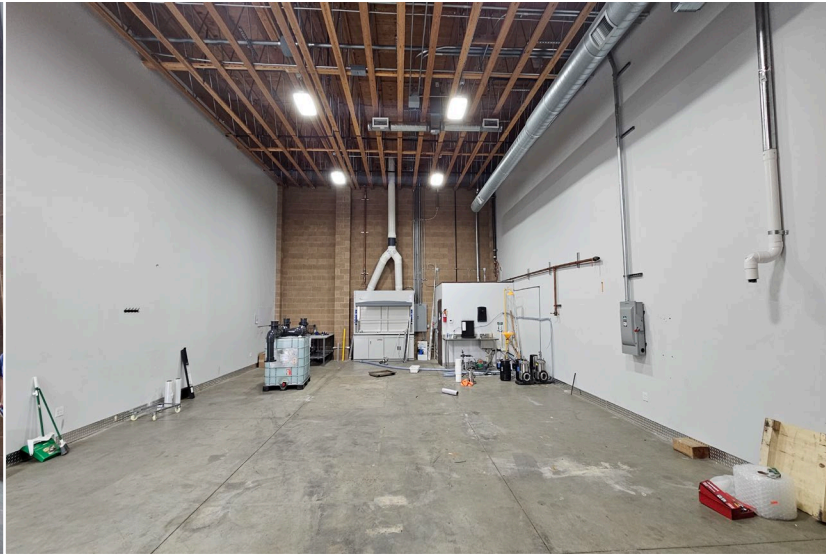
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1573 E. WALNUT STREET

INTERIOR PICTURES



1573 E. WALNUT STREET

EXTERIOR PICTURES



