

FOR SALE

EXCEPTIONAL FLEX AND INDUSTRIAL PORTFOLIO



1785 LOCUST ST & 303 N. ALLEN AVE, PASADENA

PROPERTY INFORMATION:

ASKING PRICE: \$7,900,000.00
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)

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.



For more Information, Contact:

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