FLEX R&D UNIT FOR LEASE





1785 Locust Street, Pasadena, CA

FOR LEASE

Available Space: Unit 5 - Approximately 1,200 sq. ft.
(Front office, open warehouse/office area, small counter and sink, private restroom with second floor office with windows looking down at first floor).

Lease Rate: $2.20 per sf/month, Industrial Gross.
Tenant pays own utilities, interior janitorial and current CAM charges of $0.28 per sq. ft.

Available: November 1, 2026.

Year Built: 1998.

Parking: Three (3) unreserved parking spaces (including roll-up door area) free of charge for each unit.

Amenities:

* 18' clearance with high ceilings and exposed ducting in a portion of unit.
* Fully air conditioned.
* Beautiful concrete floors and updated lighting fixtures.
* Roll-up door.
* Gated parking lot.
* Close to 210 frwy and Gold Line station.

<u>Do not disturb Tenant. Please make appointment with Broker.</u>



For more Information, Contact:

Dan Alle
dalle@redstonecre.com
Lic. # No. 01017941
(626) 483-6358

Julie Alle
jalle@redstonecre.com
Lic. # No. 01889085
(626) 864-3927

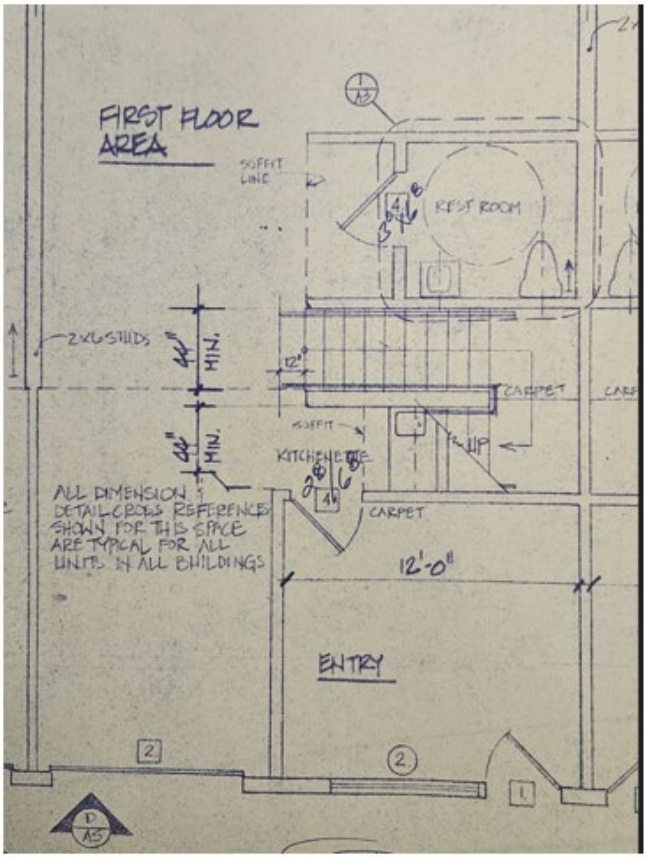
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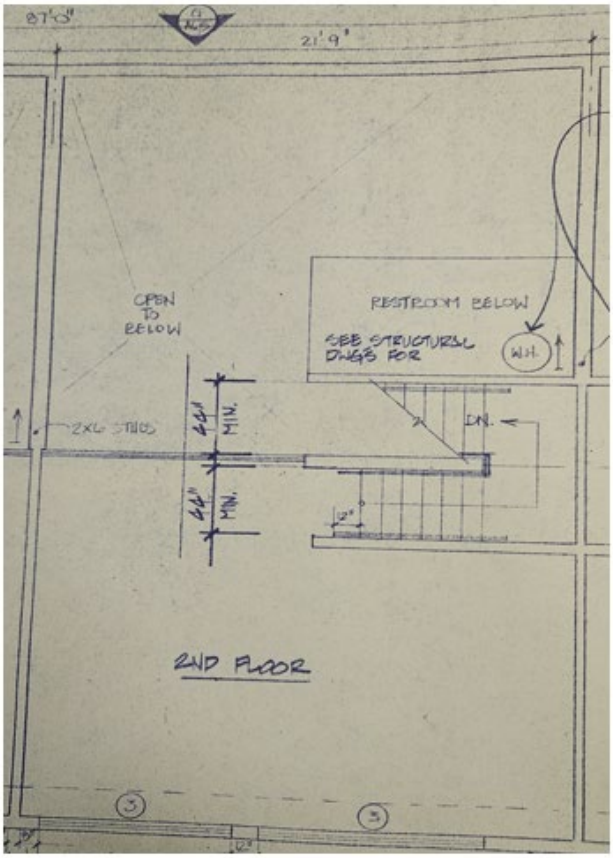
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1785 Locust Street

Pasadena, CA 91106

Unit 5





FOR FURTHER INFORMATION PLEASE CONTACT

JULIE ALLE
Lic. 01889085
T 626.864.3927
JAlle@RedstoneCRE.com

DAN ALLE
Lic. 01017941
T 626.483.6358
DAlle@RedstoneCRE.com

Redstone COMMERCIAL REAL ESTATE

Redstone Commercial Real Estate|301 N. Lake Avenue, Suite 410|Pasadena, CA 91101|www.redstonecre.com

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UNIT 5

INTERIOR PICTURES



ADMIN AREA



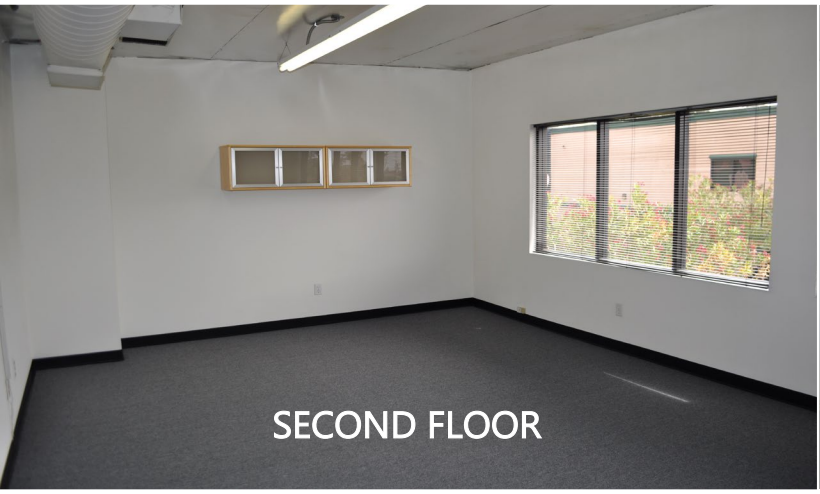
ROLL-UP DOOR AREA



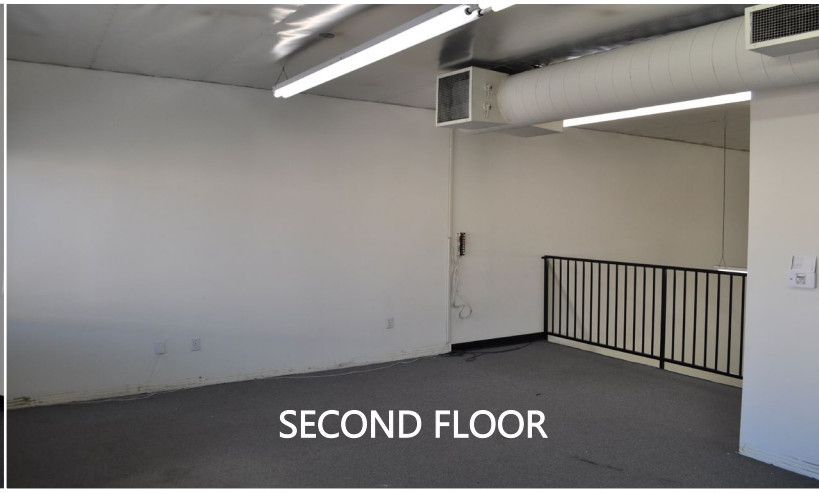
VIEW OF FIRST FLOOR FROM MEZZANINE



WAREHOUSE AREA



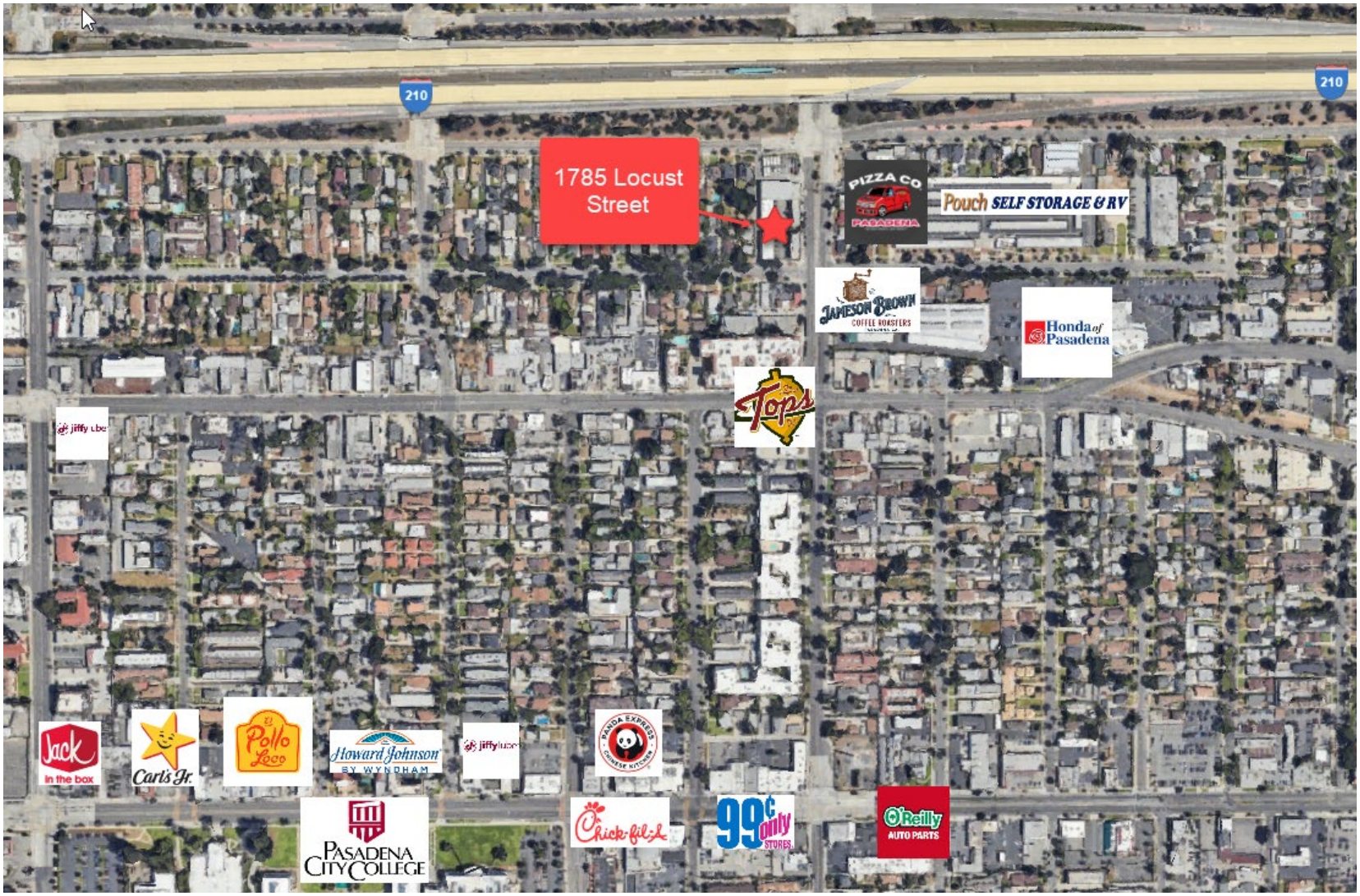
SECOND FLOOR



SECOND FLOOR

1785 LOCUST STREET, PASADENA

AMENITY MAP



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