

FLEX R&D UNITS FOR LEASE



1785 LOCUST STREET, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE:** Unit 7 - Approximately 1,200 sq. ft.
Unit 8 - Approximately 1,200 sq. ft.
- LEASE RATE:** \$2.20 per sf/month, Industrial Gross.
Tenant pays own utilities, interior janitorial and current CAM charges of \$0.25 per sq. ft.
- AVAILABLE:** Unit 7 - April 1, 2026.
Unit 8 - March 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.
 - * Roll-up door.
 - * Gated parking lot.
 - * Close to 210 frwy and Gold Line station.



For more Information, Contact:

Dan Alle

dalle@redstonecre.com

Lic. # No. 01017941

(626) 483-6358

Julie Alle

jalle@redstonecre.com

Lic. # No. 01889085

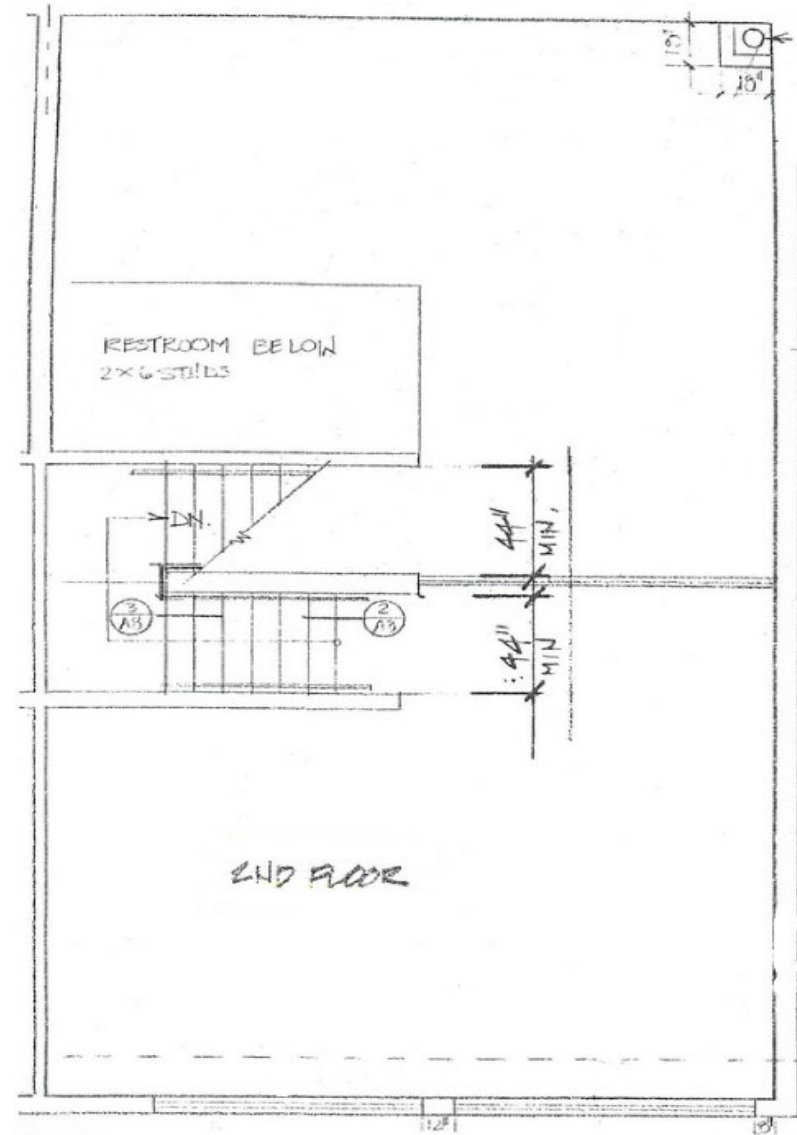
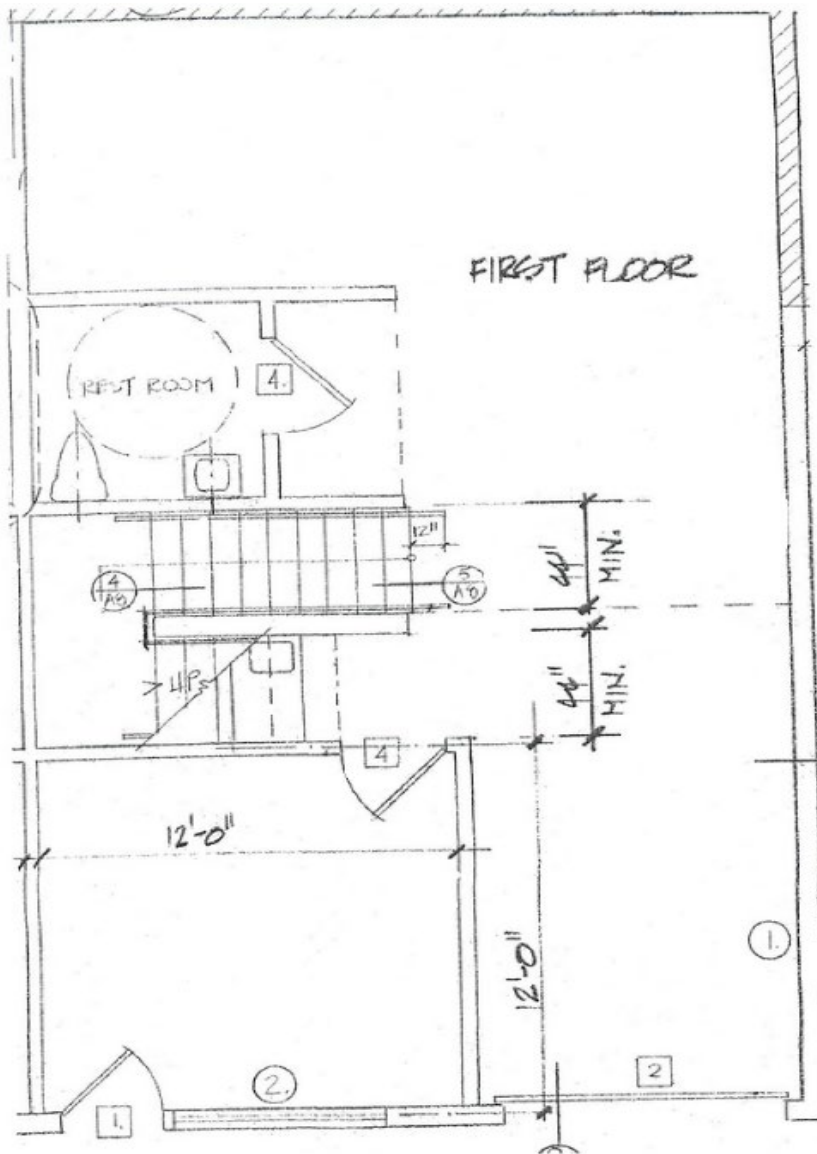
(626) 864-3927

Do not disturb Tenant.
Please make appointment with agent to see unit.

Redstone
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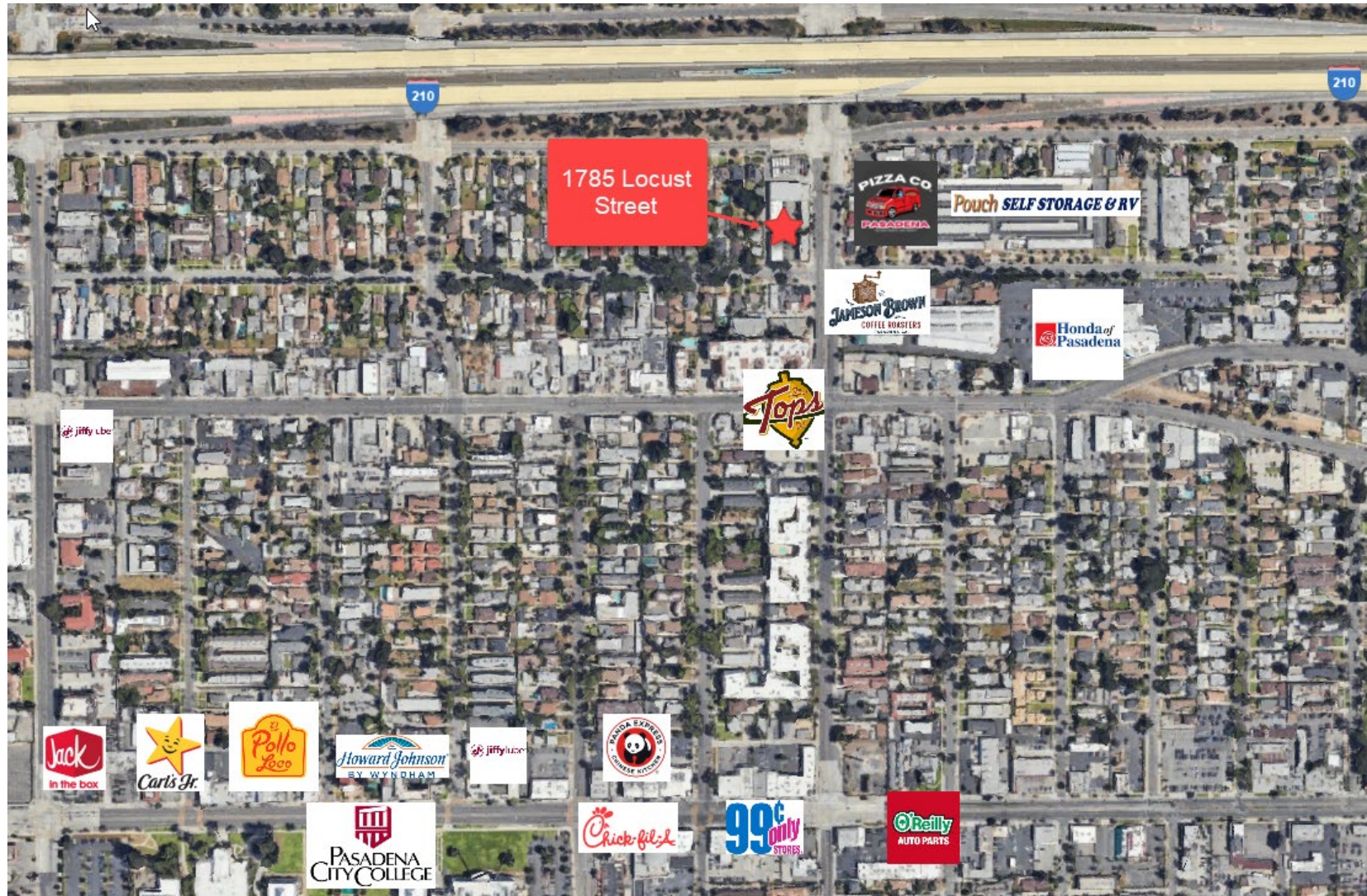
1785 Locust Street, Suite 8, Pasadena, CA 91106



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AMENITY MAP



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