



**COLDWELL BANKER
COMMERCIAL
REALTY**

VERY RARE INDUSTRIAL/WAREHOUSE SPACE

**2746 NINA STREET
PASADENA, CA 91107**

**0.43 MILES FROM SAN GABRIEL EXIT
ON THE 210 FREEWAY**

**AVAILABLE SPACE:
+/- 1,249 SF**

**RENTAL RATE:
\$1.85 SF/month (MG)**



This Brochure is owned by Team Ukropina

GROUND FLOOR SPACE WITH ROLL UP DOOR AVAILABLE

FOR LEASE

OFFICE

Bill Ukropina, CRE

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**COLDWELL BANKER COMMERCIAL
REALTY**
388 S. Lake Ave, Pasadena, CA 91101
626.584.0050



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LEASE



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PROPERTY DESCRIPTION

Highly coveted industrial/warehouse space on the ground floor with a roll up door in East Pasadena. This Property is in close proximity to a wealth of popular amenities such as Vons, Home Depot, Target, and the new Amazon Fresh. The location offers almost unparalleled access to the major 210 Freeway on San Gabriel Boulevard which spans the San Gabriel Valley and the Metro Goldline at Sierra Madre Villa which travels directly into Los Angeles. Just South of and running parallel to Nina Street is the world-famous Colorado Boulevard and Route 66, which hosts Pasadena's Tournament of Roses Parade each year and is home to countless national brands and companies.

PROPERTY HIGHLIGHTS

- Prime location close to major thoroughfares Colorado and San Gabriel Boulevard
- Rare warehouse and office building with a large parking lot
- With approval, Landlord will install an additional rollup door for \$.30 more per square foot for leases of 3 years or greater

OFFERING SUMMARY

<u>Rental Rate:</u>	\$1.85 SF/month (MG)
<u>Zoning:</u>	PSM*
<u>Use Code:</u>	Manufacturing (Light)

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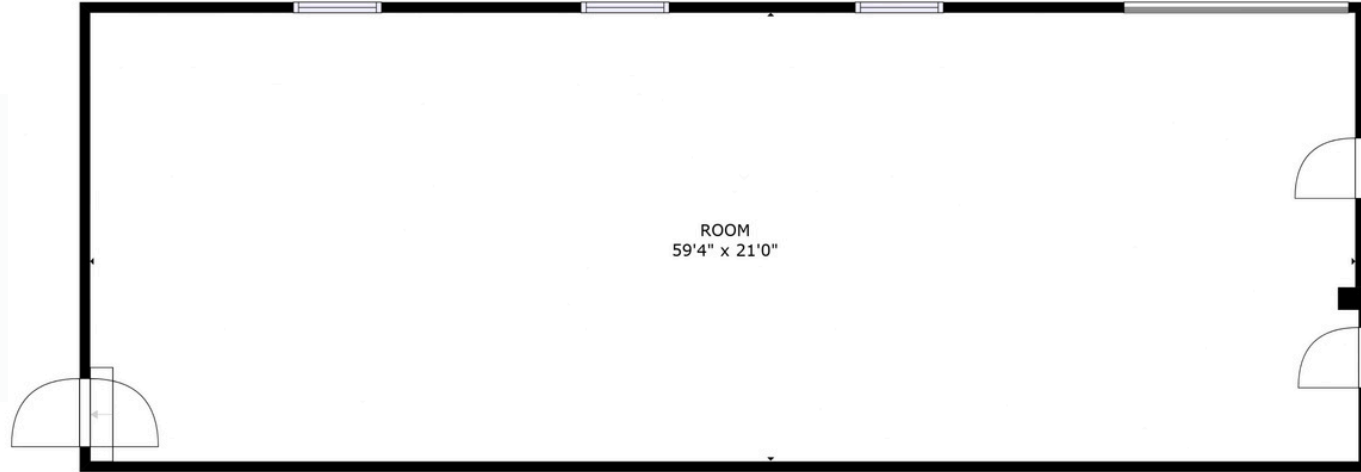


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2746 NINA STREET - First Floor



2746 Nina St. Lower Unit Pasadena CA 91107
+/- 1,249 Square Feet *

*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

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Walters
WHOLESALE ELECTRIC



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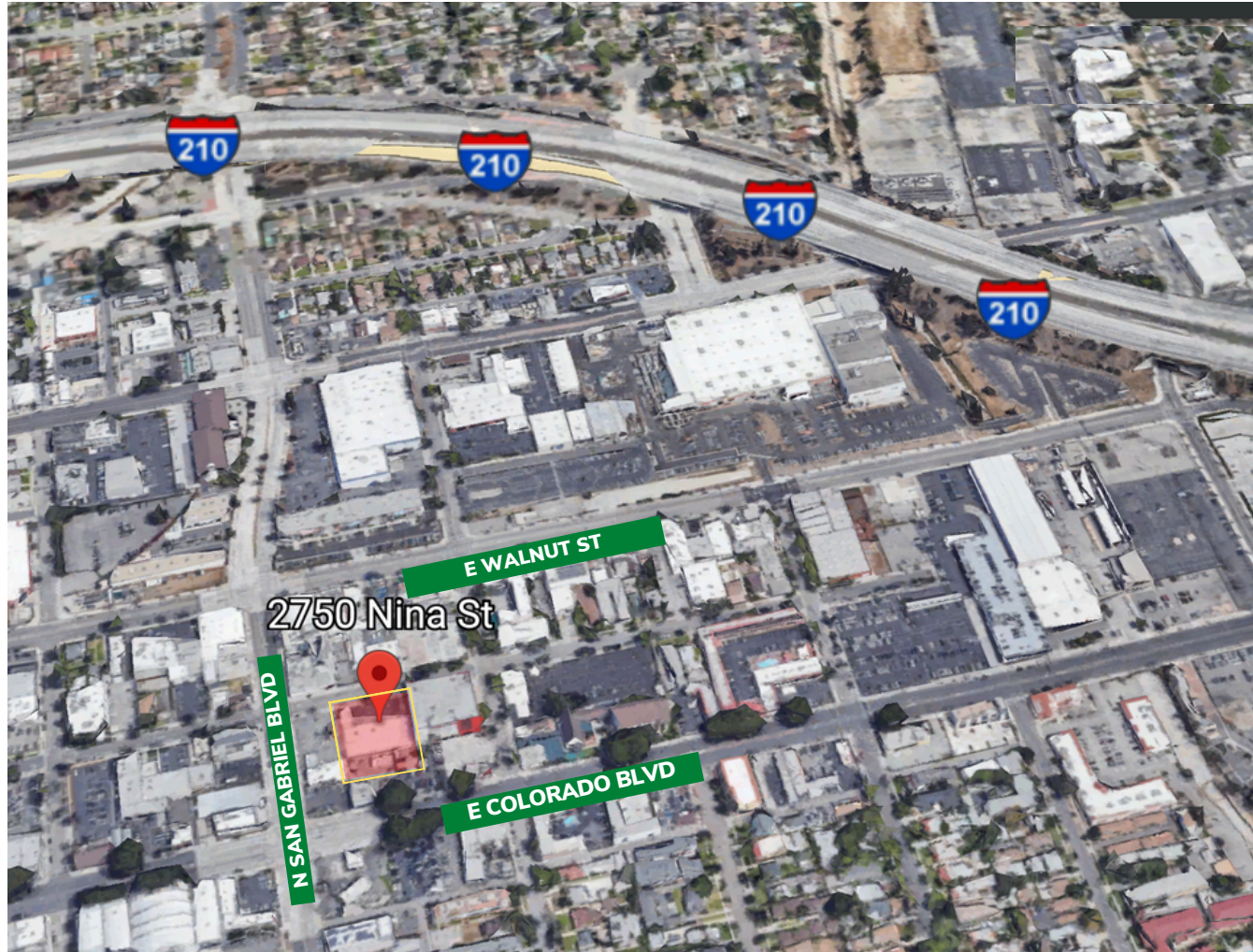
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RETAIL MAP

2746-2750 Nina Street
Pasadena, CA 91107



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