



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Industrial Space
For Lease

4718 San Fernando Road, Glendale, CA 91204



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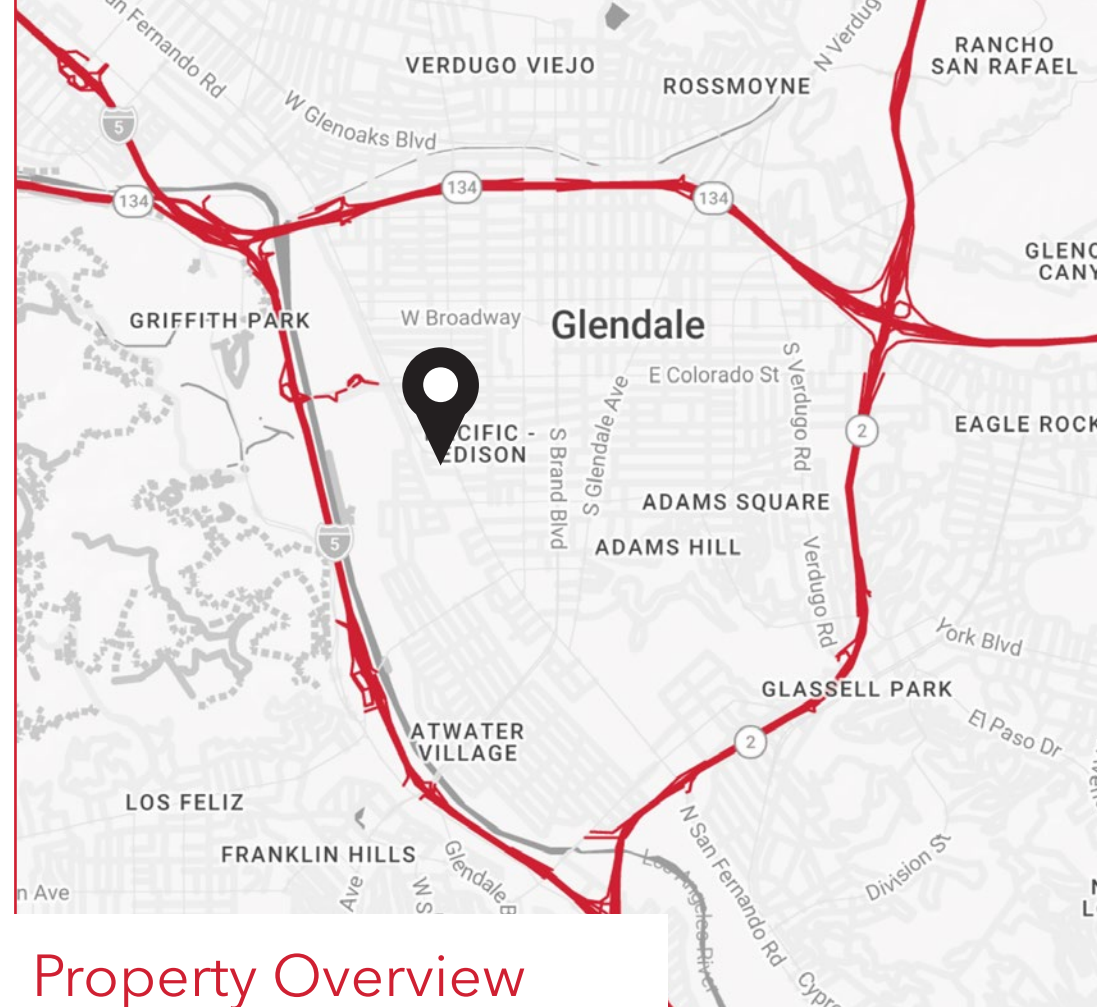
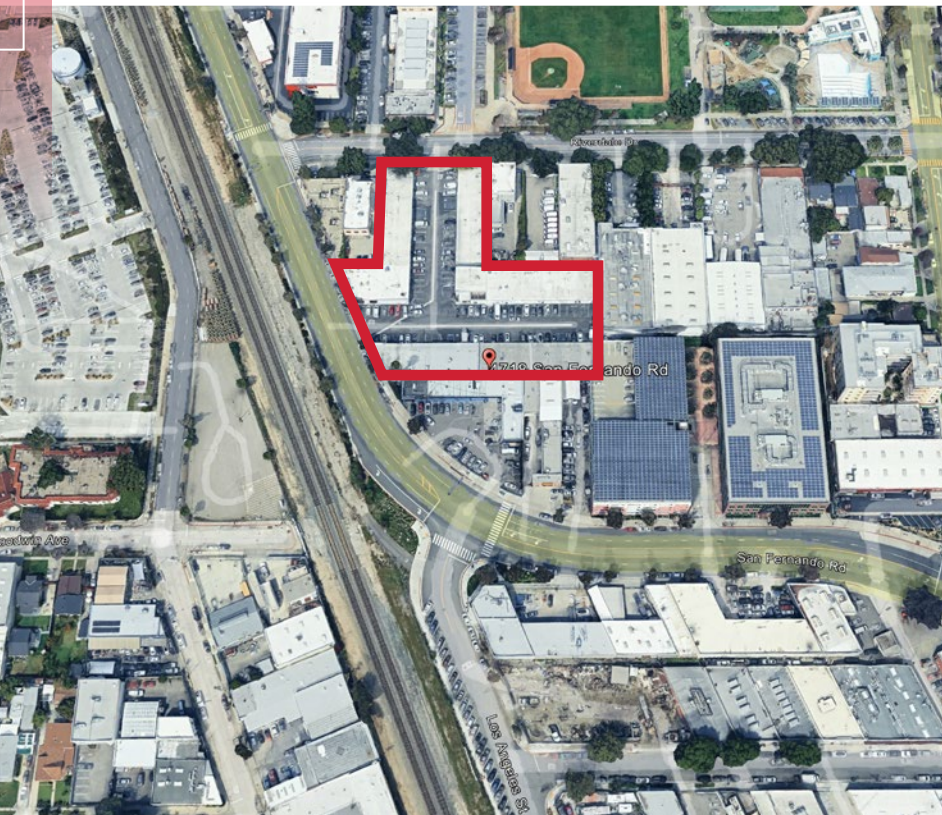
Offering Summary

AVAILABLE SPACE

2,632 SF

LEASE RATE

\$2.35 / SF / Industrial
Gross



Property Overview

Great industrial unit with San Fernando Road visibility; the space has an office area and copy/file area, restroom and the balance is the warehouse; 12' clear height with 1 - 8'x10' ground level loading door; 5 unassigned parking spaces; no CAM; power is 100 amps 110v-208v (Lessee to verify); easy access to the 134 and 5 Freeways.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

Property Photos



Property Photos

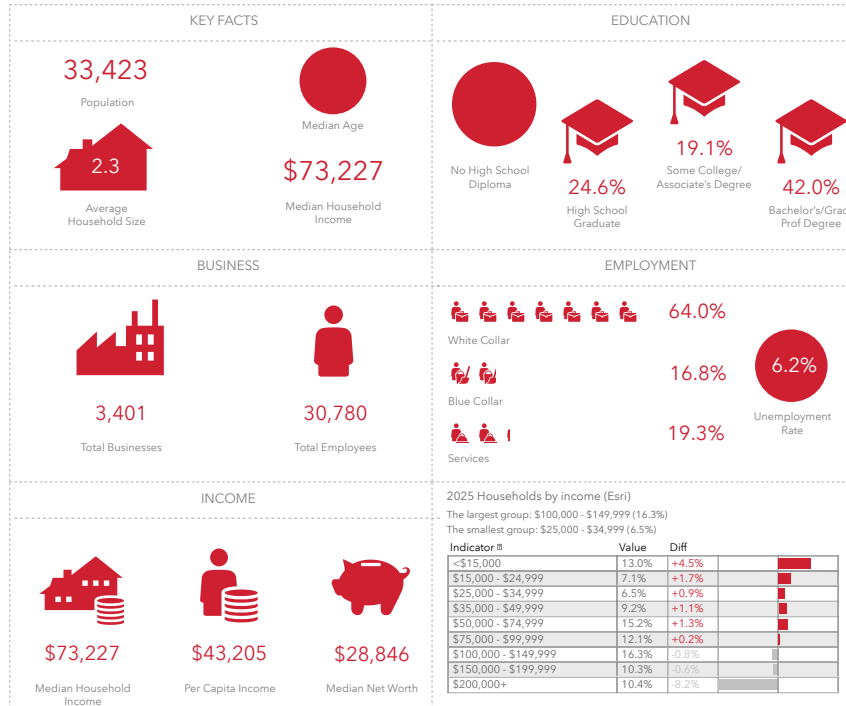


Location Map



Demographics

1-MILE RADIUS SNAPSHOT



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	33,423	226,505	646,194
Households	14,233	96,771	278,523
Families	8,072	55,475	145,120
Average Household Size	2.27	2.31	2.27
Owner Occupied Housing Units	2,000	29,791	79,296
Renter Occupied Housing Units	12,233	66,980	199,227
Median Age	40.2	41.7	40.0
Median Household Income	\$73,227	\$91,907	\$84,612
Average Household Income	\$101,303	\$133,101	\$126,405

For more information, please contact:

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