



1651 S CENTRAL AVE

GLENDALE, CA 91204

SUITE K/L

INDX INDUSTRIAL FLEX SPACE FOR LEASE



TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com



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SYSTEMS REAL ESTATE MANAGEMENT, INC. | 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 | DRE# 01875861 | 818.500.4900 | SYSTEMSREALSTATE.COM



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GLENDALE, CA 91204



OFFERING SUMMARY

Lease Rate: \$2.95 SF/month (NNN)*
 \$.40 SF/month CAM*
 \$9,460.40 per month

Building Size: 42,000 SF

Available SF: 2,824 SF

Lot Size: 41,452 SF

Year Built: 1942

Zoning: TOD-1 (Transit Oriented District)

PROPERTY OVERVIEW

INDX Glendale offers an adaptive re-use of a well located building, with a total of 42,000 SF. Currently one (1) suite is available, Suite K/L (Approx 2,824 SF) INDX Glendale's use of industrial steel grade architectural doors, expansive Saw-Tooth Skylights, modern ADA compliant restrooms and kitchen/coffee bars(in the larger units). Used brick, sandblasted structural wood ceilings and exposed roof system, the concrete floors have been diamond ground and clear coated. The exterior stucco is accented by modern recessed and gated entries, modern exterior lighting and drought - tolerant landscaping. INDX Glendale is located across the street from Metrolink, Amtrak and Glendale Transportation Center and near the intersection of Los Feliz and San Fernando Road. With easy access to the 5, 134, and 2 Freeways, INDX Glendale is 9 miles from Burbank Airport and 26 miles from LAX with access to downtown Los Angeles, Burbank Media and the Disney Creative Campus in Glendale.

PROPERTY HIGHLIGHTS

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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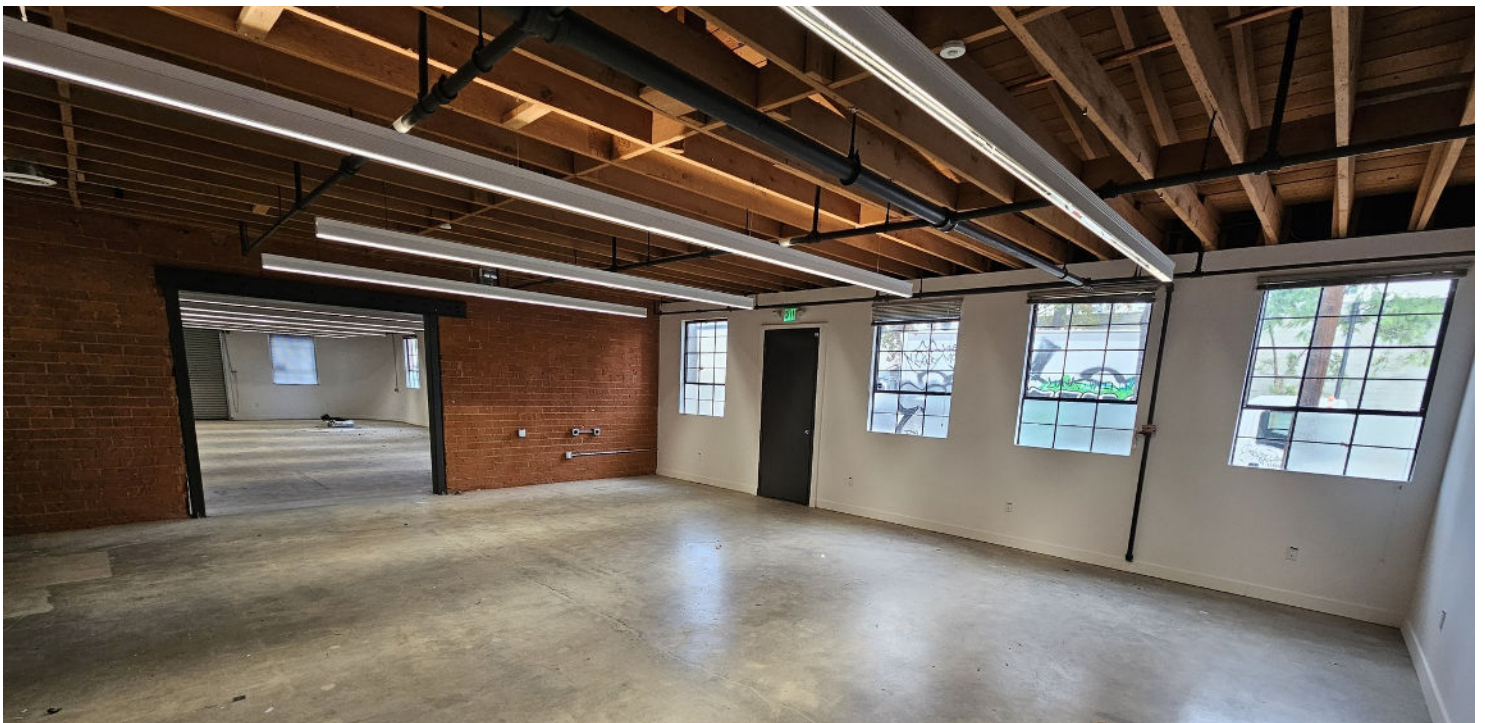
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1651 S CENTRAL AVE SITE PLAN K/L

GLENDAL, CA 91204

1651 S CENTRAL AVE. GLENDAL, CA, 91204

*ALL SF NOTED ARE GROSS AREAS (INCL. LF 16%)

12/01/2024



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