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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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

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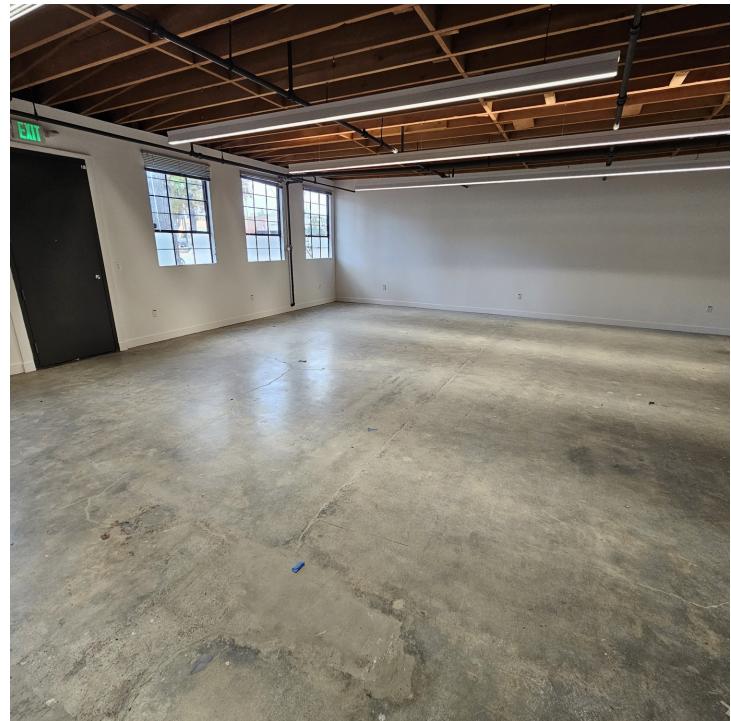**ERIC DICKENS** | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com
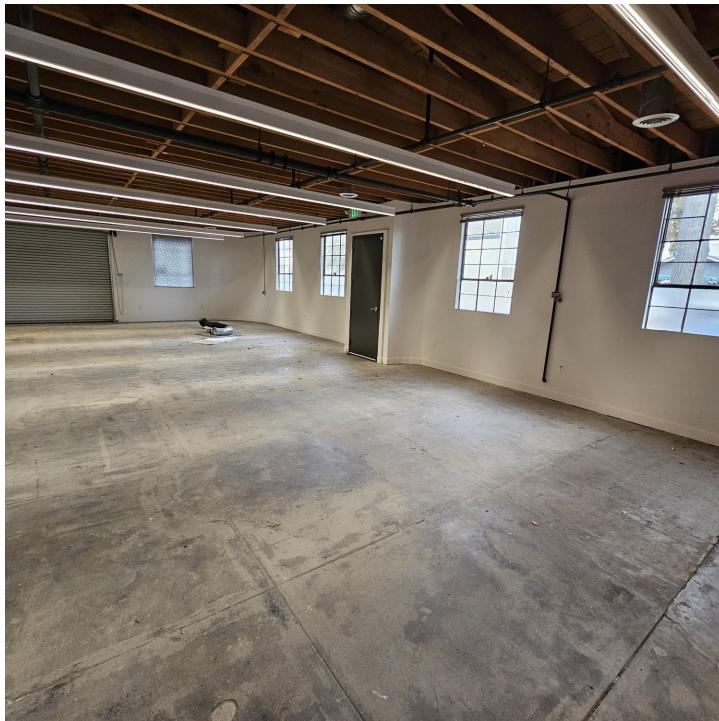
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1651 S CENTRAL AVE SITE PLAN K/L

GLENDALE, CA 91204

1651 S CENTRAL AVE. GLENDALE CA, 91204

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

12/01/2024

Suite	SF
D	3,235 SF
E	2,731 SF
F	2,716 SF
H	2,785 SF
J	2,785 SF
K	2,824 SF
A	5,386 SF
B	3,995 SF
G	4,973 SF
I	4,906 SF
O	3,736 SF
M	1,572 SF
N	819 SF

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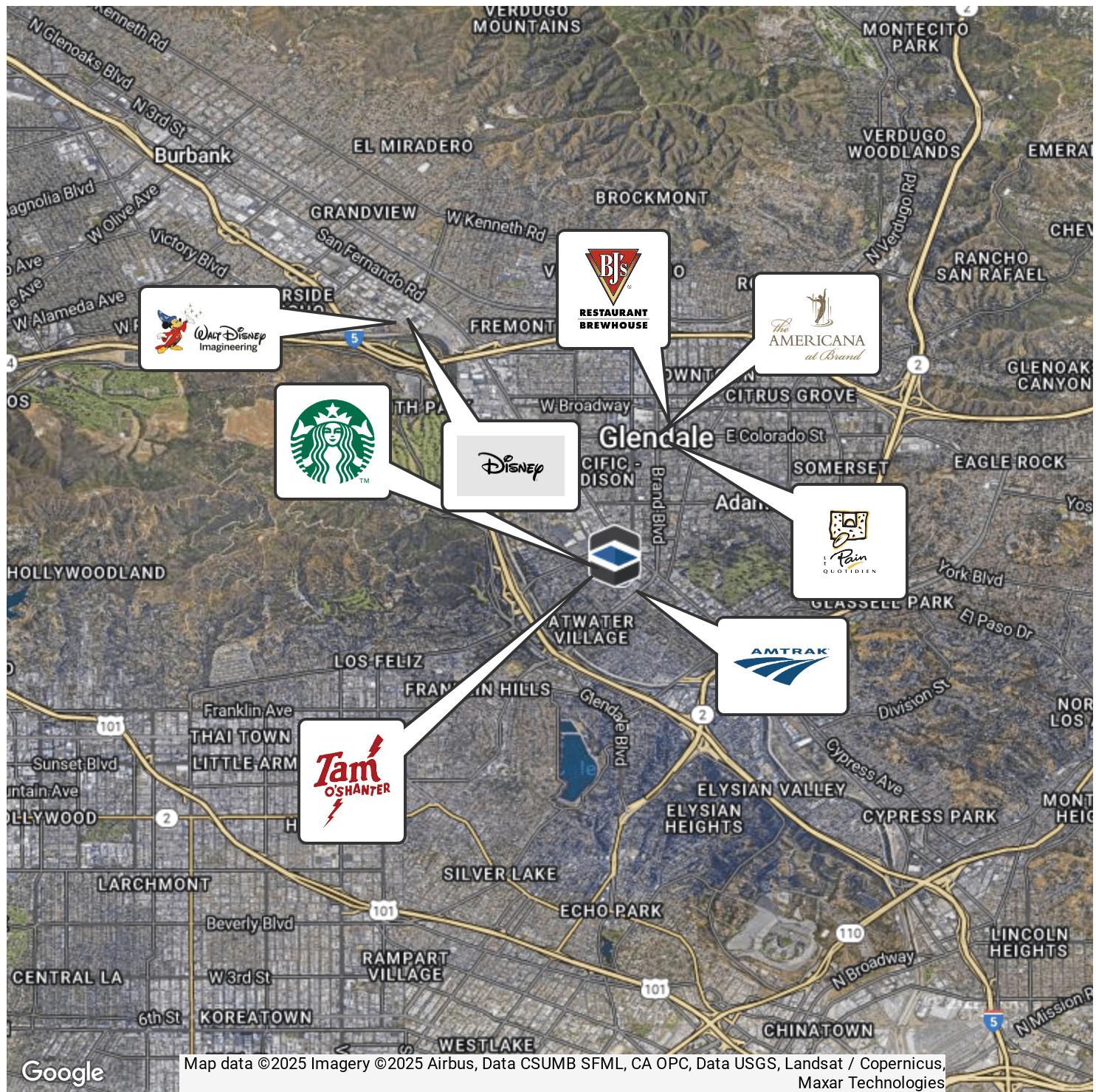
SYSTEMS REAL ESTATE MANAGEMENT, INC. | 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 | DRE# 01875861 | 818.500.4900 | SYSTEMSREALESTATE.COM