

IMMEDIATELY AVAILABLE FOR LEASE OFFICE/R&D/WAREHOUSE WITH LOADING DOOR



2084 E Foothill Blvd, Pasadena, CA 91107

5,088 SQUARE FEET OF OFFICE R&D AND WAREHOUSE SPACE WITH LOADING DOOR

IMMEDIATE OCCUPANCY

HIGH IDENTITY LOCATION ON FOOTHILL BOULEVARD

VERY NEAR 210 FREEWAY AND RETAIL AMENITIES



**COLDWELL BANKER
COMMERCIAL
REALTY**

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OFFERING SUMMARY

ADDRESS	2084 E Foothill Boulevard, Pasadena, CA 91107
BUILDING SF	+/- 5,088 SF
LAND SF	+/- 9,281 SF
APN	5746-012-008
PARKING	6 spaces plus street parking available
LAND USE	Storefront Retail/Office
ZONING	PSC
POWER	100 amps of power and AC throughout the building The power could potentially be increased to 400 AMPS

FINANCIAL SUMMARY

LEASE RATE	\$2.00/SF Per Month x 5,088 SF = \$10,176 Monthly (Industrial Gross)
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PROPERTY DESCRIPTION

2084 East Foothill Boulevard is a versatile 5,088 square foot opportunity. It offers multi-use space, office, research and development (R&D) and warehouse. The building features a ground-level loading door and can accommodate a broad range of businesses.

Foothill Boulevard is a very active thoroughfare which gives a user prominent identity and recognition. The building can be easily accessed from the 210 freeway at Allen Ave and Sierra Madre/Altadena Drive on off ramps. Ideally situated along the high-visibility Foothill Boulevard corridor, this property commands a prominent identity in one of Pasadena's most recognized thoroughfares. Whether attracting talent or welcoming customers, this location delivers the presence and connectivity that set a business apart.



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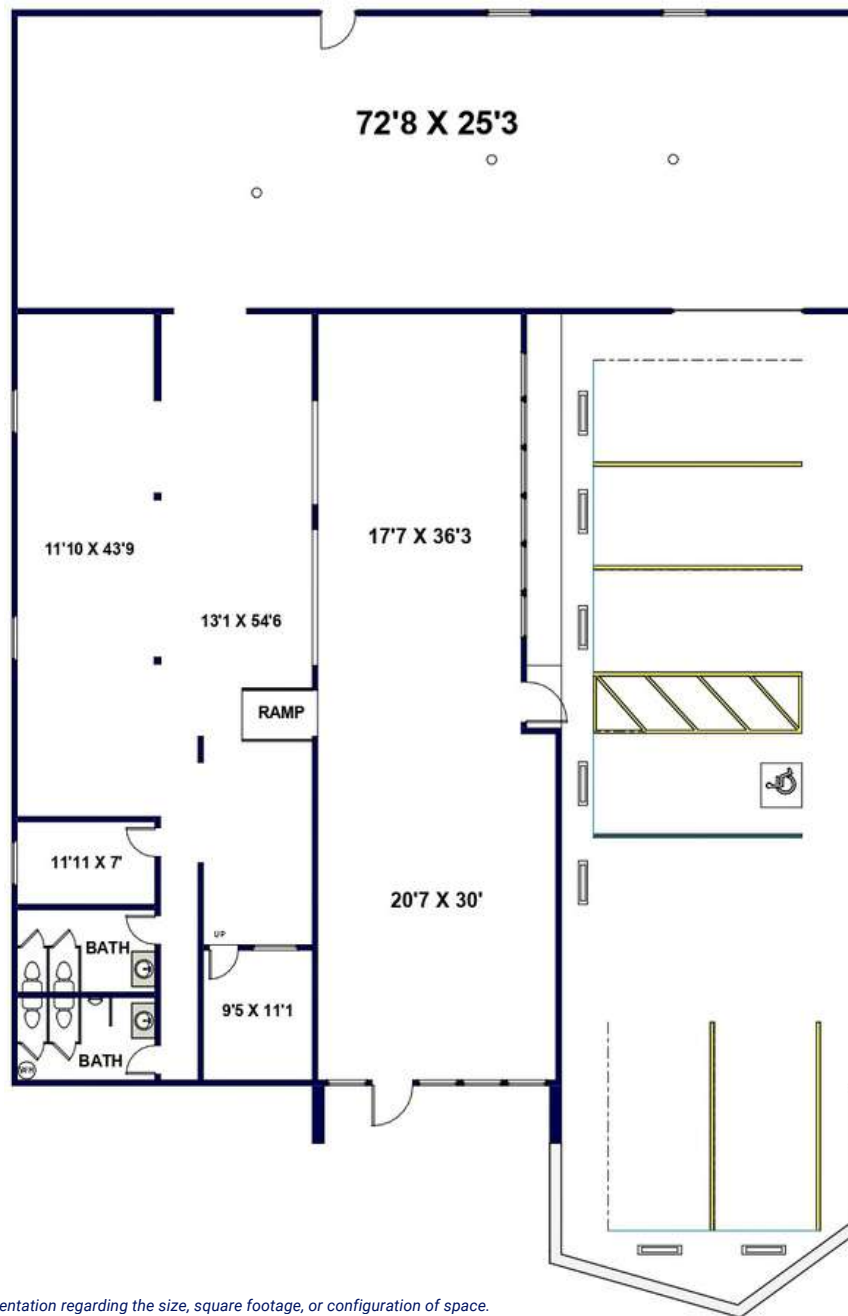
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*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

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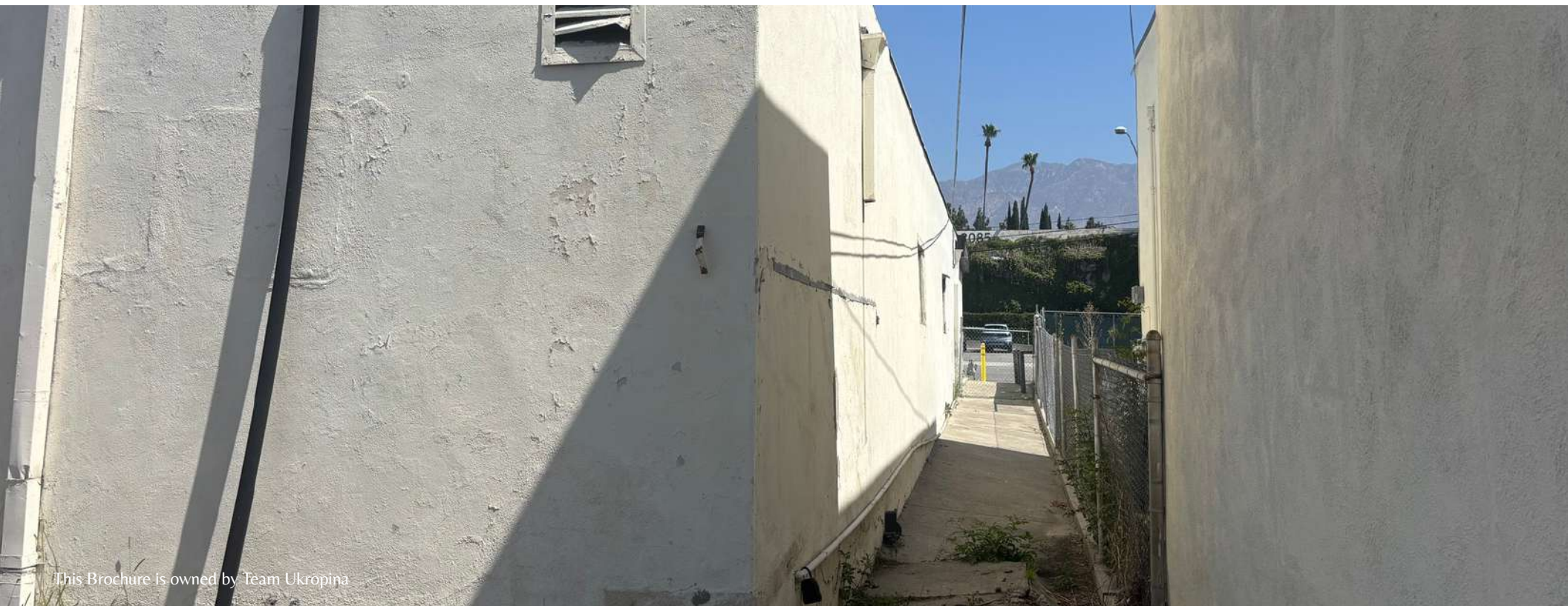
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5,088 SQ. FT.
Showroom / Warehouse / R&D / Office
COLDWELL BANKER
COMMERCIAL REALTY
Prime Multi-Use Commercial Property
626.844.2200
BILL UKROPINA
KATHI CONSTANZO
CHRISTINA BURDETTE

Hollywood Fame
FACTORY OUTLET & CLEARANCE CENTER

**NOT A
THROUGH
STREET**

**PIANOS
SALES
RENTALS**



ENTRANCE TO OFFICE/R&D SPACE FROM PARKING AREA

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LARGE OFFICE AND SHOWROOM SPACE

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WAREHOUSE SPACE

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RESEARCH AND DEVELOPMENT OFFICE SPACE

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WAREHOUSE AND LOADING DOOR

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OFFICE R&D AREA

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OFFICE R&D AREA

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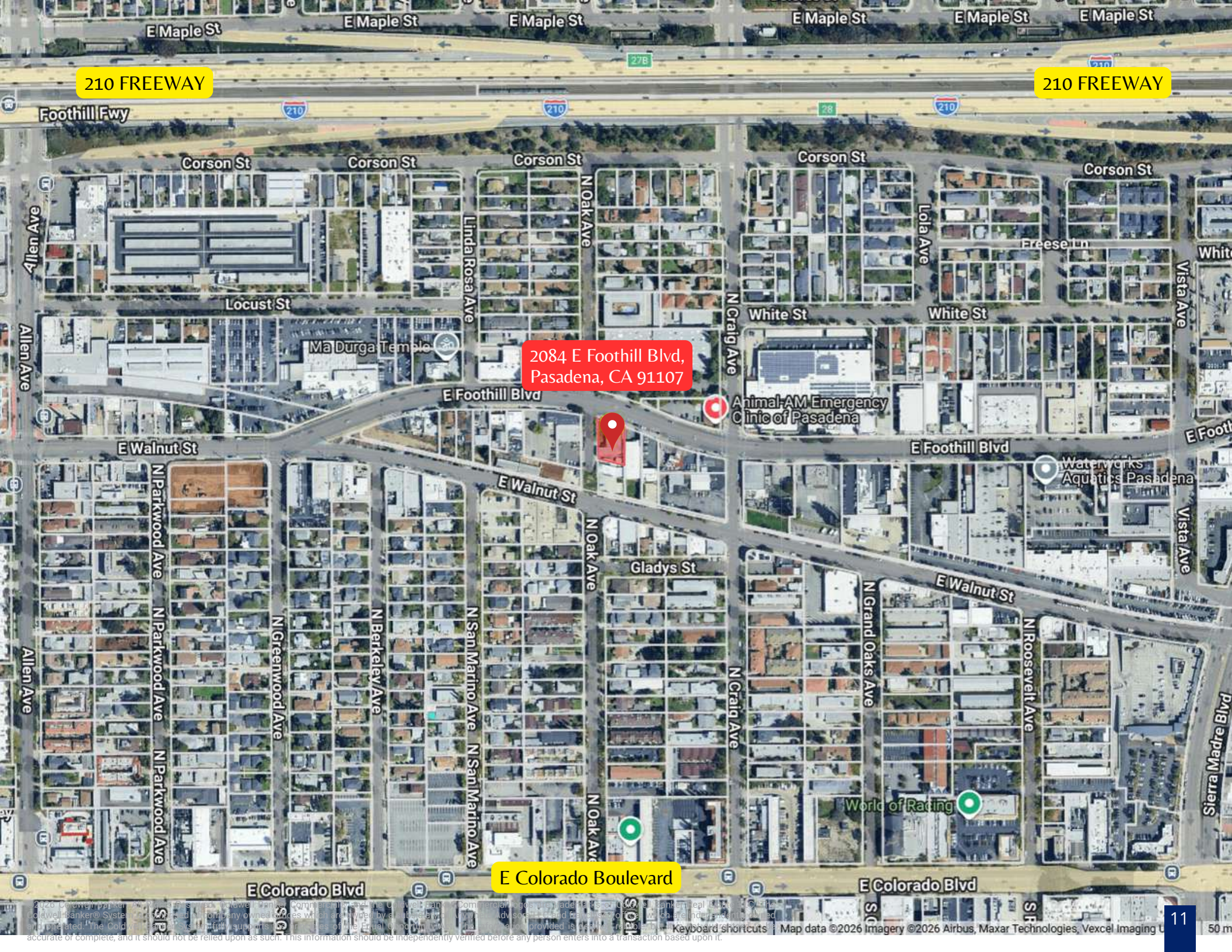


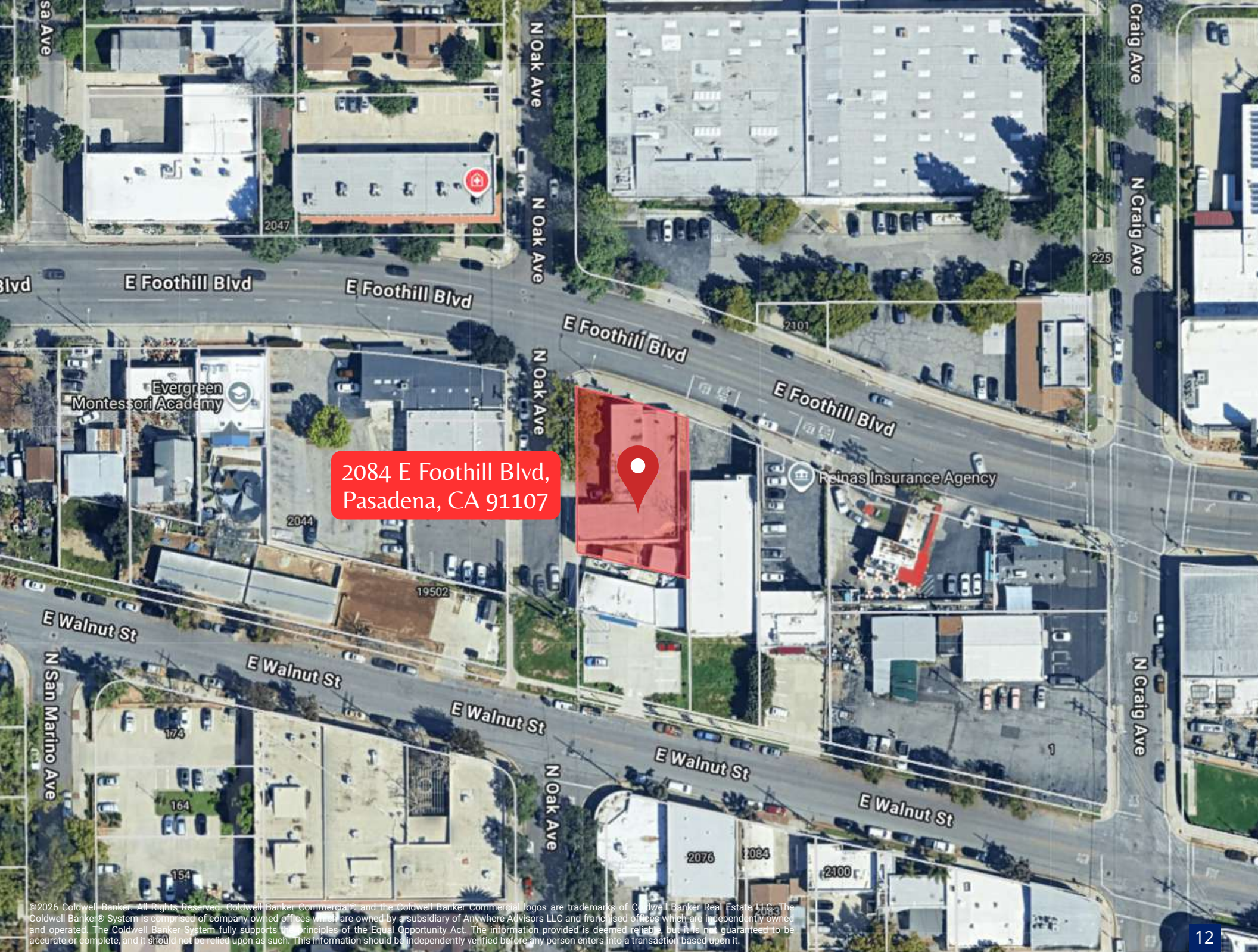
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210 FREEWAY

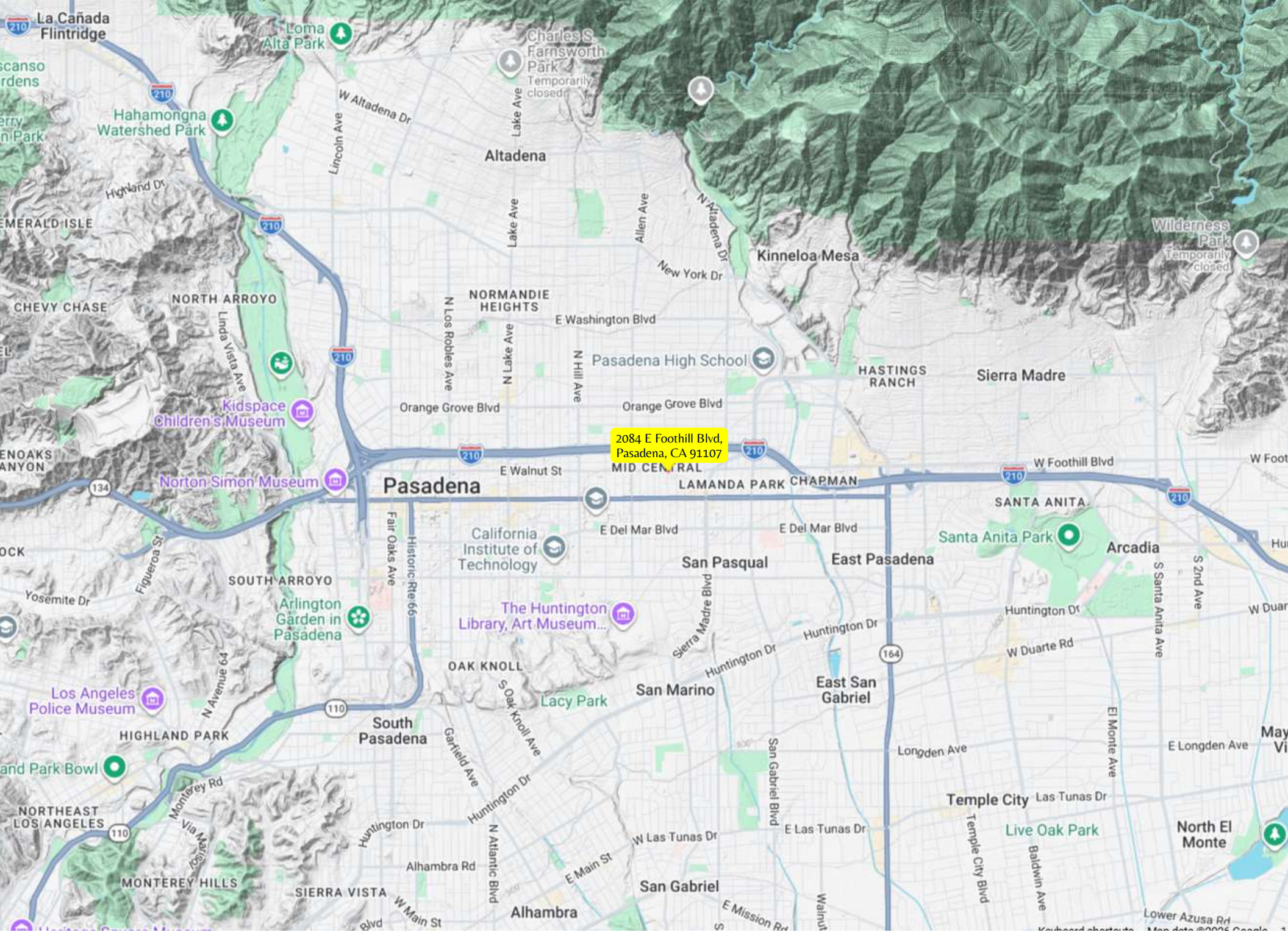
210 FREEWAY

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Pasadena, CA 91107





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