

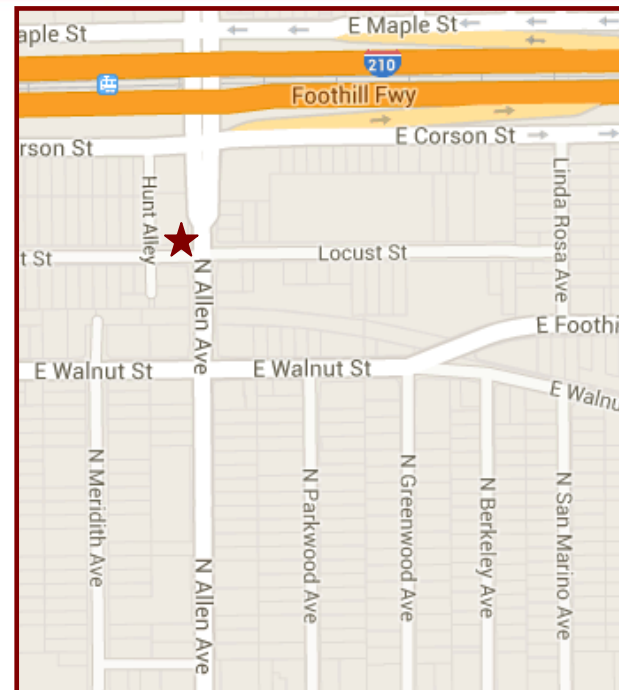
# INDUSTRIAL / R&D FOR LEASE



## 1785 LOCUST STREET, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE:** Suite 8 - 1,200 sq. ft.
- LEASE RATE:** \$1.40 per sq. ft./month, Industrial Gross.  
Tenant pays own utilities, and interior janitorial and CAM charges of \$0.14 per sq. ft.
- AVAILABLE:** February 1, 2015.
- YEAR BUILT:** 1998.
- TOTAL BLDG:** 11,133 sq. ft.
- PARKING:** 3 parking spaces per unit free of charge.
- AMENITIES:**
- \* 18' clearance
  - \* Fully air conditioned
  - \* 100 amps 3 phase
  - \* Gated lot
  - \* Kitchenette
  - \* 10' X 10' Loading door
  - \* Close to 210 frwy and Gold Line station



For Further Information, Contact:

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