



FOR LEASE

**540 W Woodbury Rd
Altadena, CA 91001**

35,640 SF Corporate Compound with Flexible Layout

Colliers

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

CBRE

Kevin Duffy

License No. 01032613

+1 818 502 6724

Kevin.Duffy@cbre.com

Accelerating success.

Building Highlights



Secured Compound;
Gated, Private Yard
with 2 Entrances



Minutes to 210 Fwy;
Easy Access to
Pasadena, Glendale,
Burbank



Attractive Image
with Mature Garden
Surroundings



2 Dock High Doors
with Load Levelers



Heavy
Power



Abundant On-Site
Parking: 4.2:1

Available SF	35,640
Monthly Rent	TBD
Lease Rate/SF	TBD
Operating Expenses/SF	\$0.70
Clear Height	13.5'
DH Doors	2 / 10'x10'
Power	2 Panels: • 3000A, 277-480V, 3Ph, 4W • 1200A, 120-208V, 3Ph, 4W
Parking Spaces / Ratio	148 / 4.2:1 (Expandable)
Office SF	TBD - Call Broker
Restrooms	4
Yard	Fenced / Paved
Zoning	LCM1
Possession	Immediate
To Show	Call Agent



Notes: Dock height is approx. 3.25'. Parking can accommodate approximately 175 spaces. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

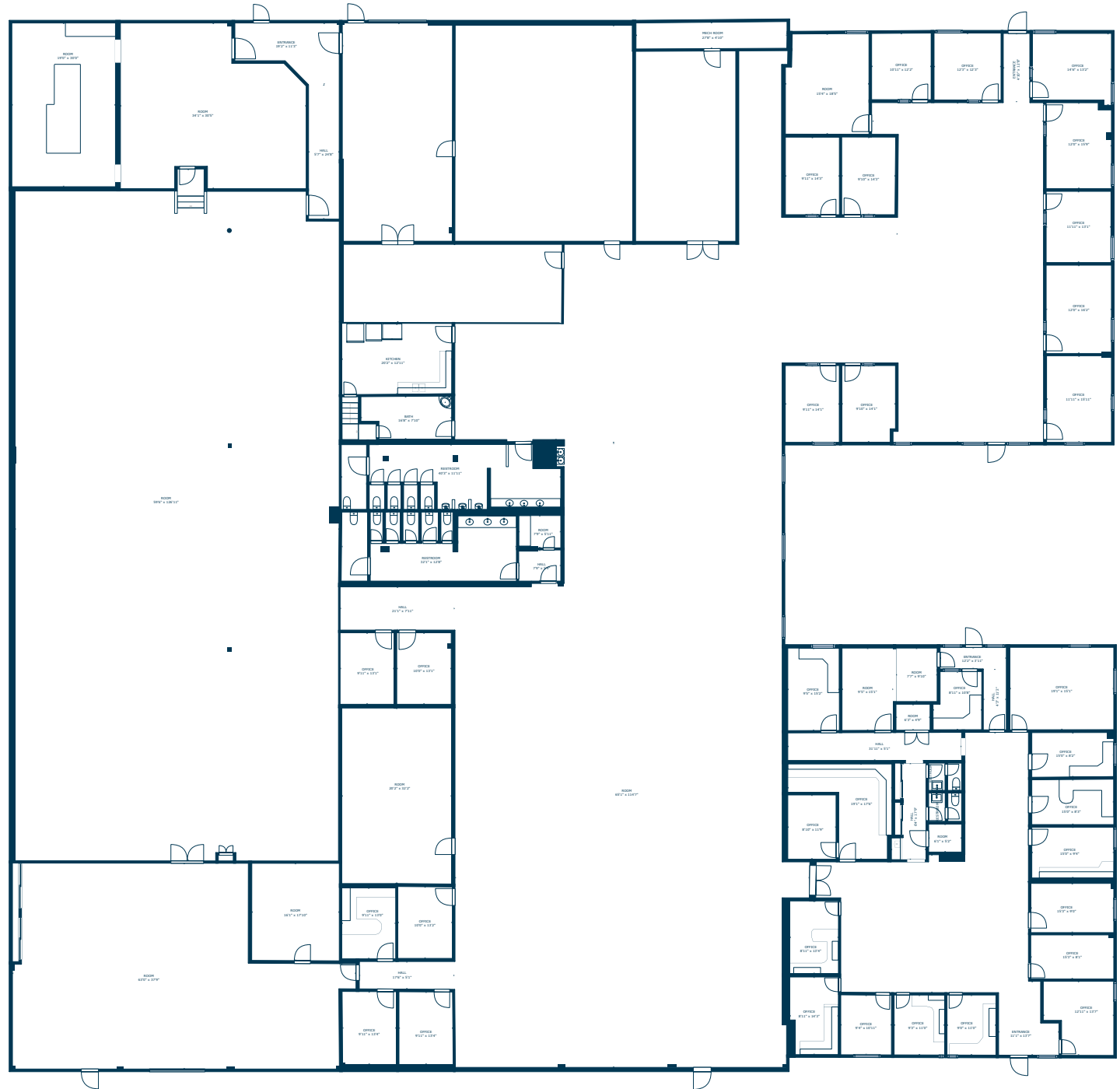
Photos



Photos

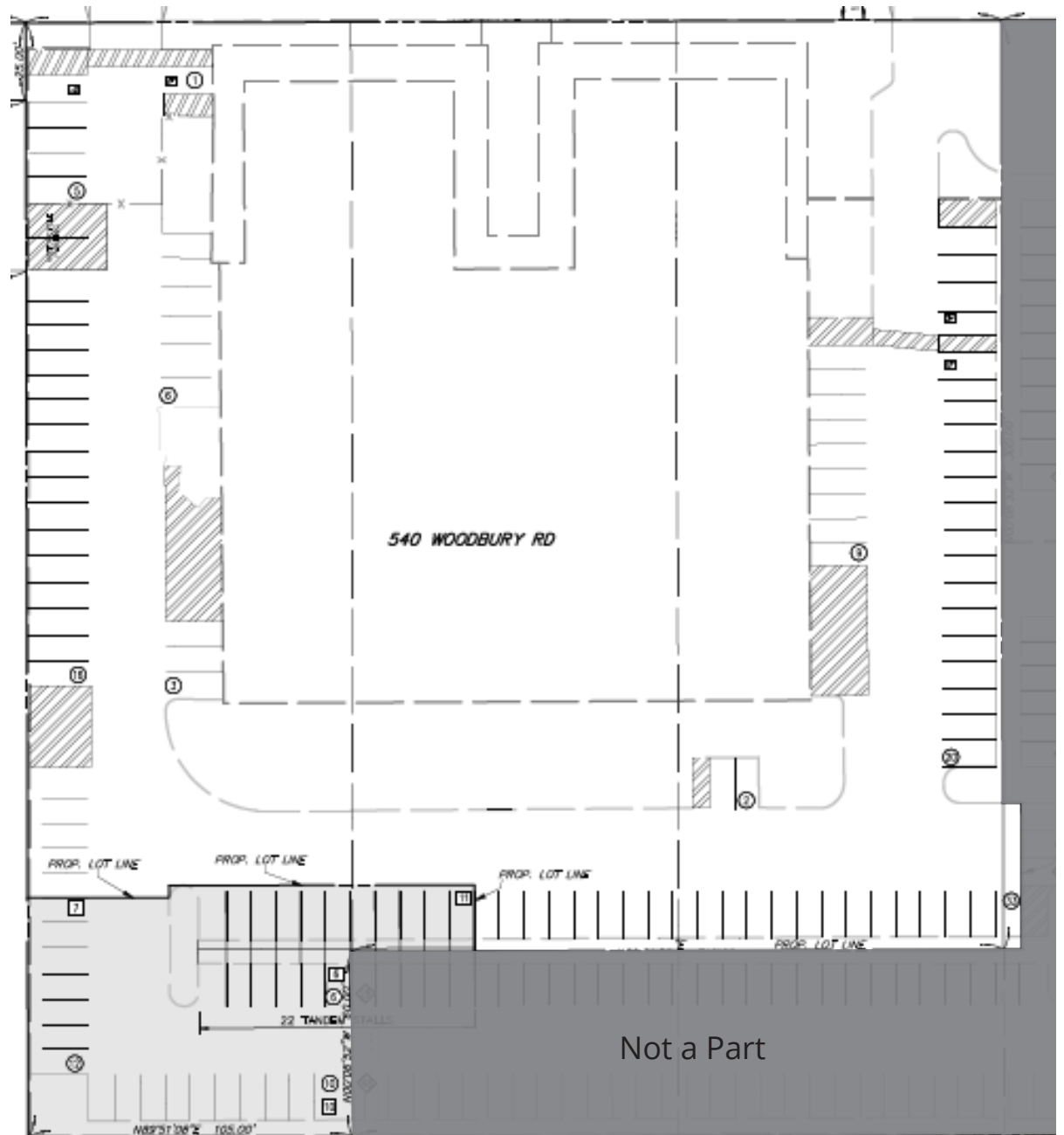


Layout

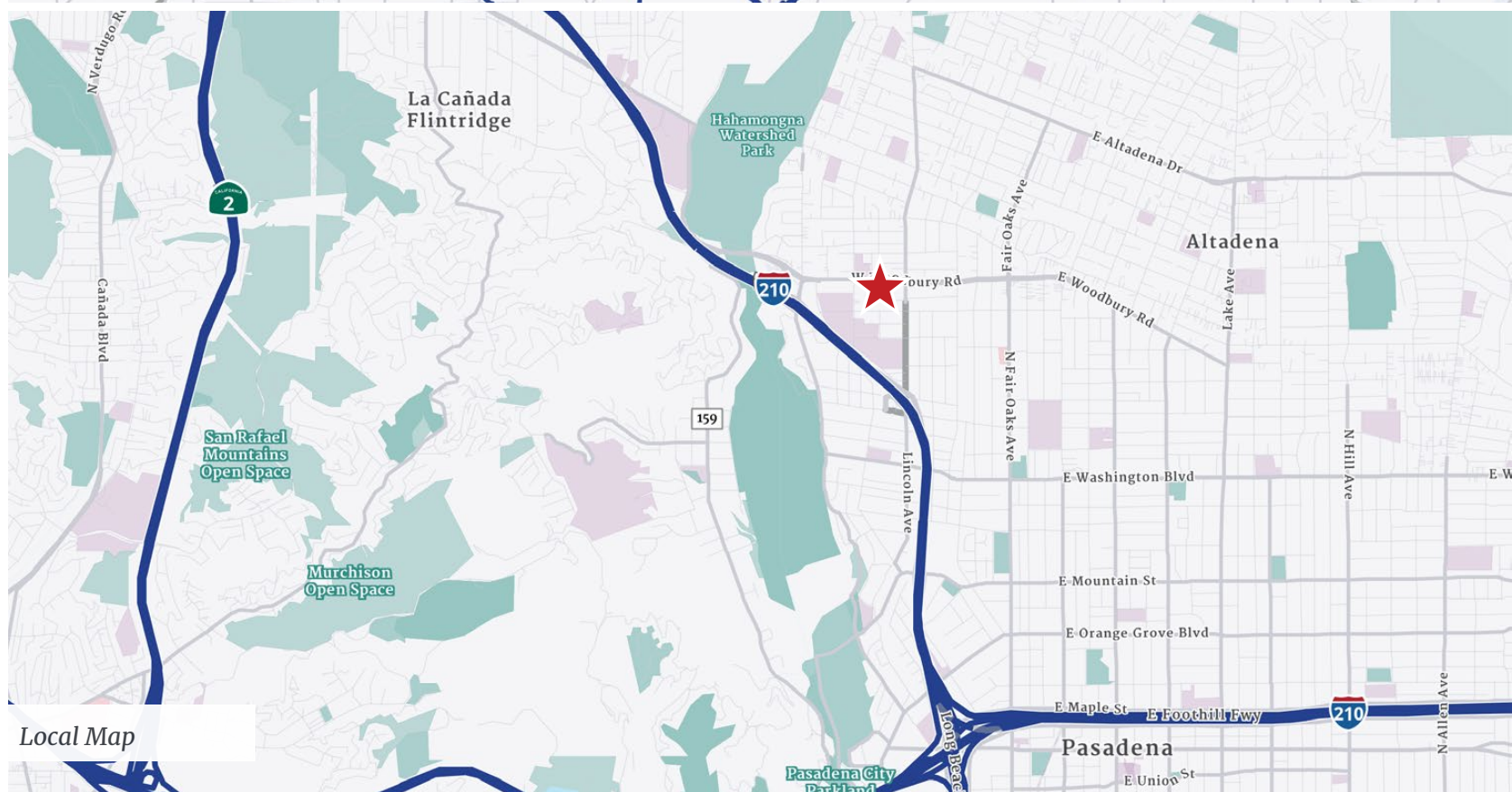
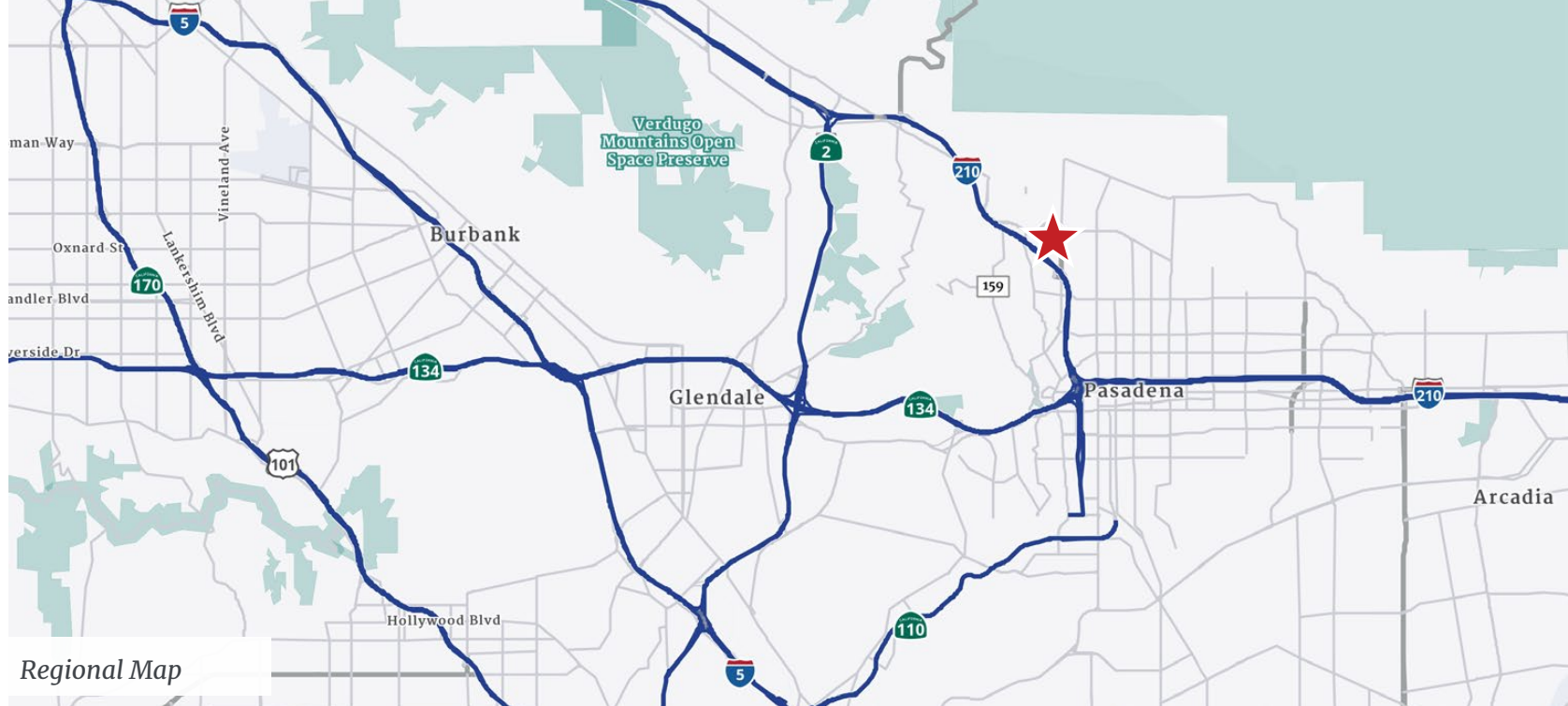


Site / Parking Plan

Property Aerial



Location Maps





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