

# 4551

SAN FERNANDO RD

## ±31,154 SF BUSINESS PARK 50% INTEREST FOR SALE

GLENDALE | CA



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

4551  
SAN FERNANDO RD

FOR MORE INFORMATION, PLEASE CONTACT

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**LEE & ASSOCIATES - COMMERCE, INC.**

CORP ID 01125429

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Commerce, California 90040

P 323.720.8484 | F 323.720.8474  
**LEE-ASSOCIATES.COM**

Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer's product weight and product types and use, etc. Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Owner/Buyer in order for Buyer to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to sale execution or waiver of any contingencies for a purchase. Broker also advises Buyer to obtain any required use permits and business licenses prior to lease execution or waiver of Buyer contingencies and have their Attorney review any Lease or Purchase Contract prior to execution.

## PROPERTY OVERVIEW



50% Interest  
in Multi-Tenant  
Business Park



Secured Parking Lot

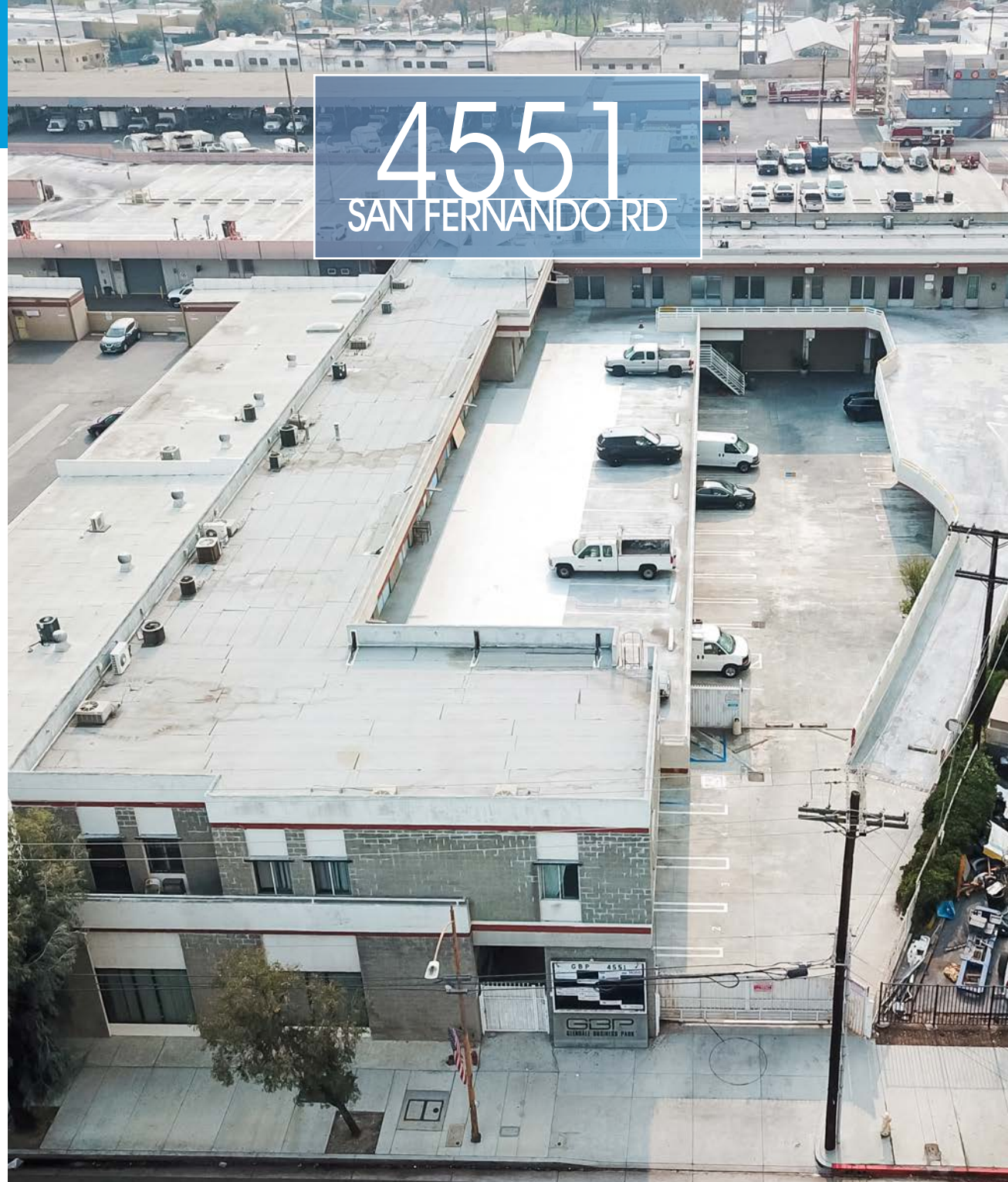


Each Unit is  
Separately Metered



Immediate Upside  
with Some Vacancy  
and Expiring Leases

4551  
SAN FERNANDO RD



**BUILDING SIZE**  
**±31,154 SF**

**LAND SIZE**  
**±32,470 SF**

**UNITS**  
**24**  
+ CELL PHONE TOWER

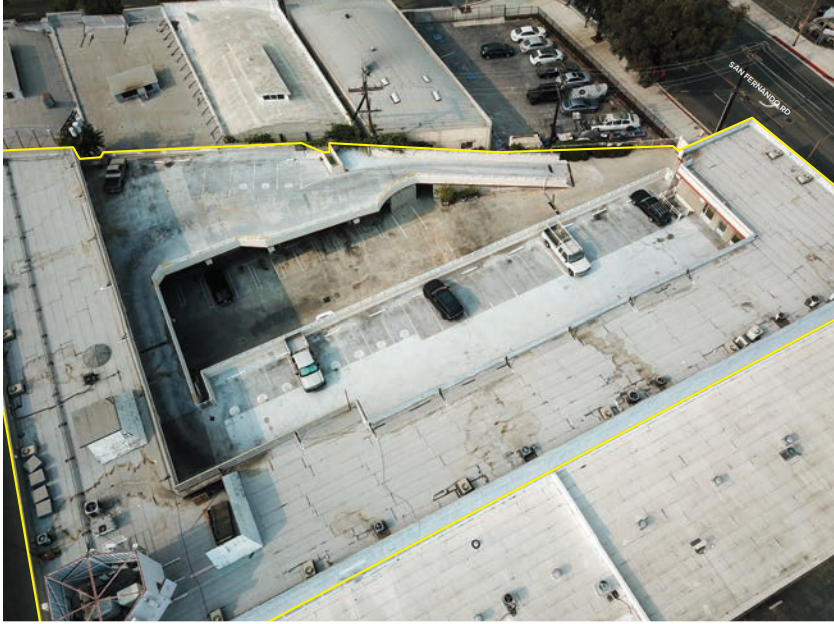
**CURRENT OCCUPANCY**  
**84.47%**

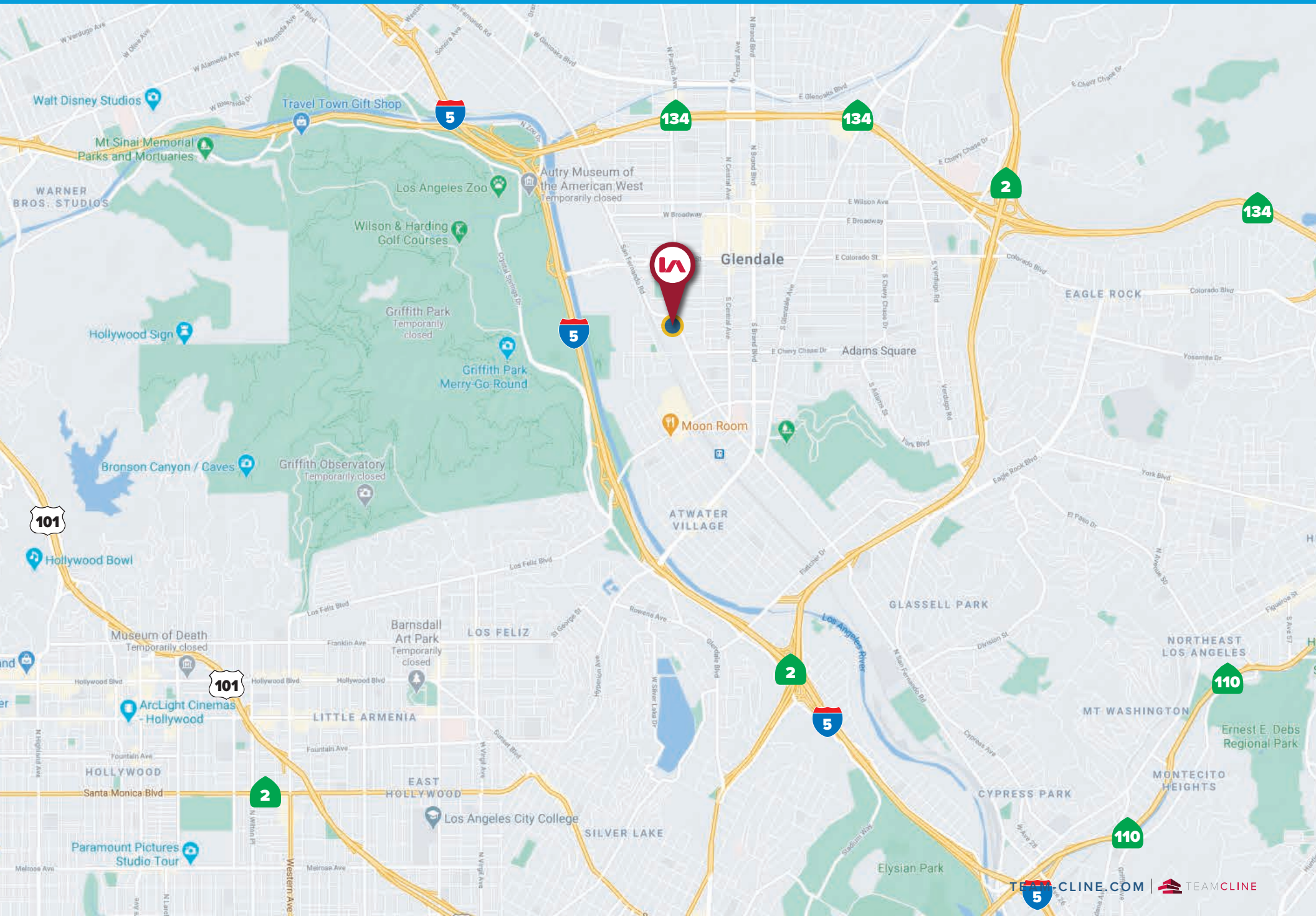
**CURRENT ANNUAL GROSS INCOME**  
**CONTACT BROKER**

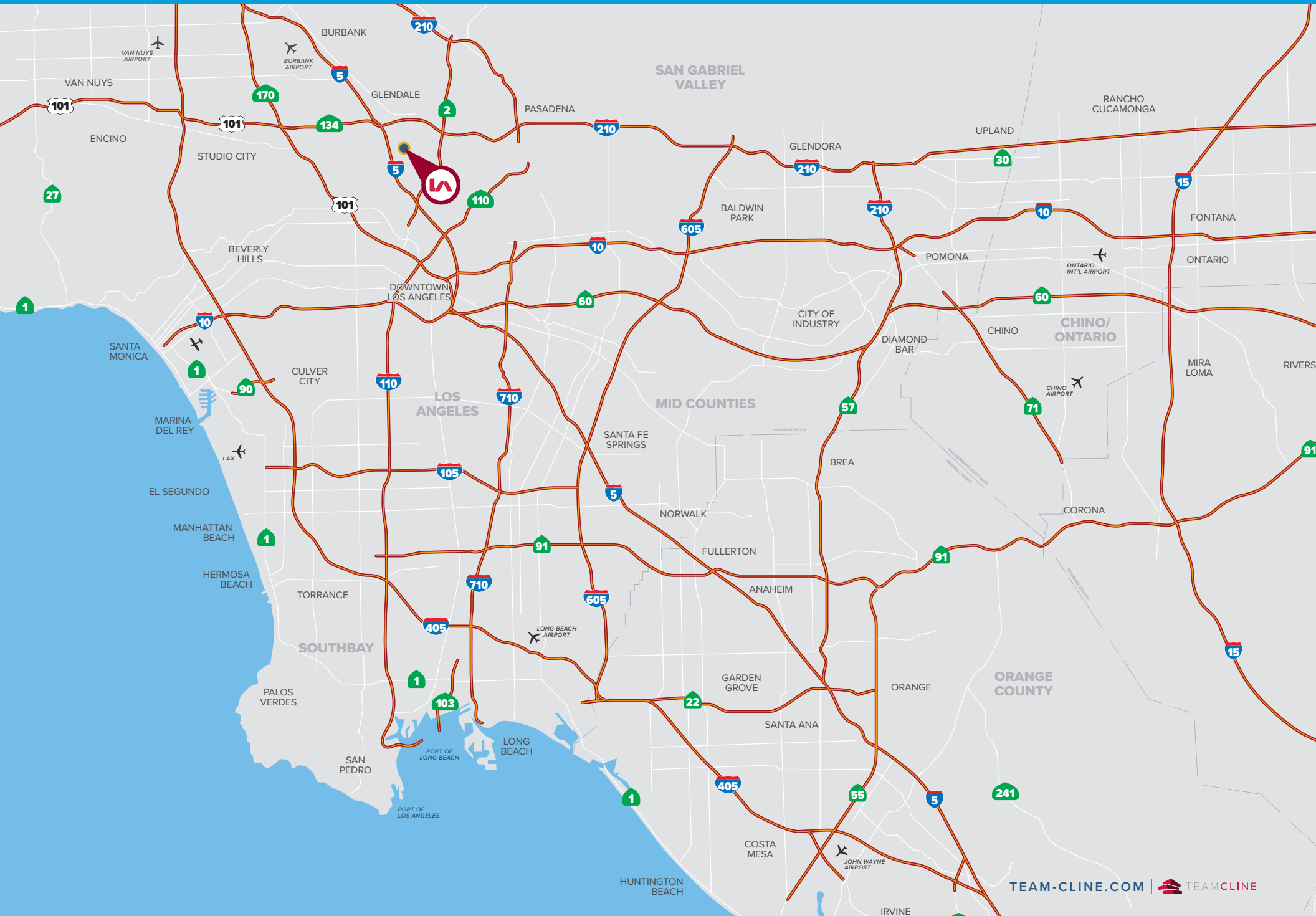




PROPERTY AERIALS







930401

5696 21  
SCALE: 1" = 100'

1993



CODE  
11689

FOR PREV. ASSMT SEE:  
5639 -14 & 15

WATT'S SUBDIVISION OF A PART OF THE RANCHO  
SAN RAFAEL  
M.R. 5 - 200 - 201  
TRACT NO. 4288 .. .. . M.B. 47 - 30  
TRACT NO. 5717 .. .. . M.B. 64 - 45

BK.  
5640

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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