

±3,843 SF INDUSTRIAL/OFFICE FLEX BUILDING

RARE INDUSTRIAL/OFFICE FLEX BUILDING FOR SALE IN PASADENA



FOR SALE

60 N. LOTUS AVENUE PASADENA, CA 91107

Lee & Associates - Pasadena, as exclusive listing agent, is pleased to present the rare opportunity to acquire the 100% fee simple interest two story stand along industrial/office flex building located at 60 N Lotus Ave. in Pasadena, CA. 60 N Lotus Ave. is a commercial industrial/office flex building located in Unincorporated LA County in C-M (Commercial Manufacturing) Zoning which is one of LA County's friendliest zonings allowing for an extensive list of uses including: Community and financial services, parks and play grounds, business/professional offices, secondhand stores, rentals, outdoor advertising, tailor shops, commercial services, retail sales of new goods and genuine antiques plus limited manufacture and assembly. This property is ideal for an Owner User! Call listing brokers Mauricio Olaiz 626.841.1864 or John Berger 626.240.2779 for a tour or more information.

OFFERING SUMMARY

List Price	\$2,650,000
Building Size	±3,843 RSF
Lot Size	±5,770 SF
Year Built	1996
Parking	6 parking spaces
Property Use	Industrial / Office Flex
Zoning	C-M
APN	5755-001-029

PROPERTY HIGHLIGHTS

- Ideal for an Owner User
- Gated parking lot
- Indoor Garage
- Security System
- 210 Freeway Signage Visibility
- Proposed Structural and Architectural Plans filed with LA County included in sale price

LOCATION HIGHLIGHTS

(C-M) Commercial Manufacturing Zoning permitted uses include: Community and financial services, parks and play grounds, business/professional offices, secondhand stores, rentals, outdoor advertising, tailor shops, commercial services, retail sales of new goods and genuine antiques plus limited manufacture and assembly.

EXTERIOR PHOTOGRAPHS



JOHN BERGER
President | License ID # 01799514
626.240.2779
jberger@lee-associates.com

MAURICIO OLAIZ
Associate | License ID # 02073450
626.240.2773
molaiz@lee-associates.com

LEE & ASSOCIATES-PASADENA, INC.
155 N. Lake Avenue, Suite 430
Pasadena CA 91101
Corporate ID 02059558



INTERIOR PHOTOGRAPHS



JOHN BERGER

President | License ID # 01799514
626.240.2779
jberger@lee-associates.com

MAURICIO OLAIZ

Associate | License ID # 02073450
626.240.2773
molaiz@lee-associates.com

LEE & ASSOCIATES-PASADENA, INC.

155 N. Lake Avenue, Suite 430
Pasadena CA 91101
Corporate ID 02059558





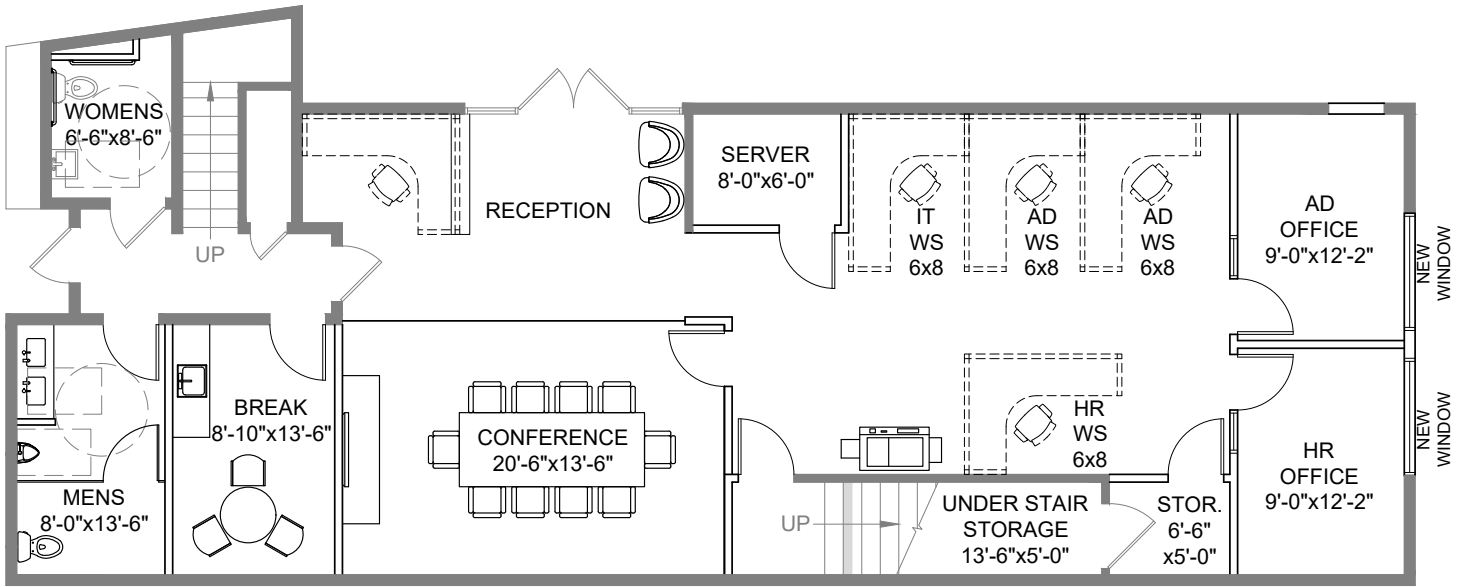
JOHN BERGER
President | License ID # 01799514
626.240.2779
jberger@lee-associates.com

MAURICIO OLAIZ
Associate | License ID # 02073450
626.240.2773
molaiz@lee-associates.com

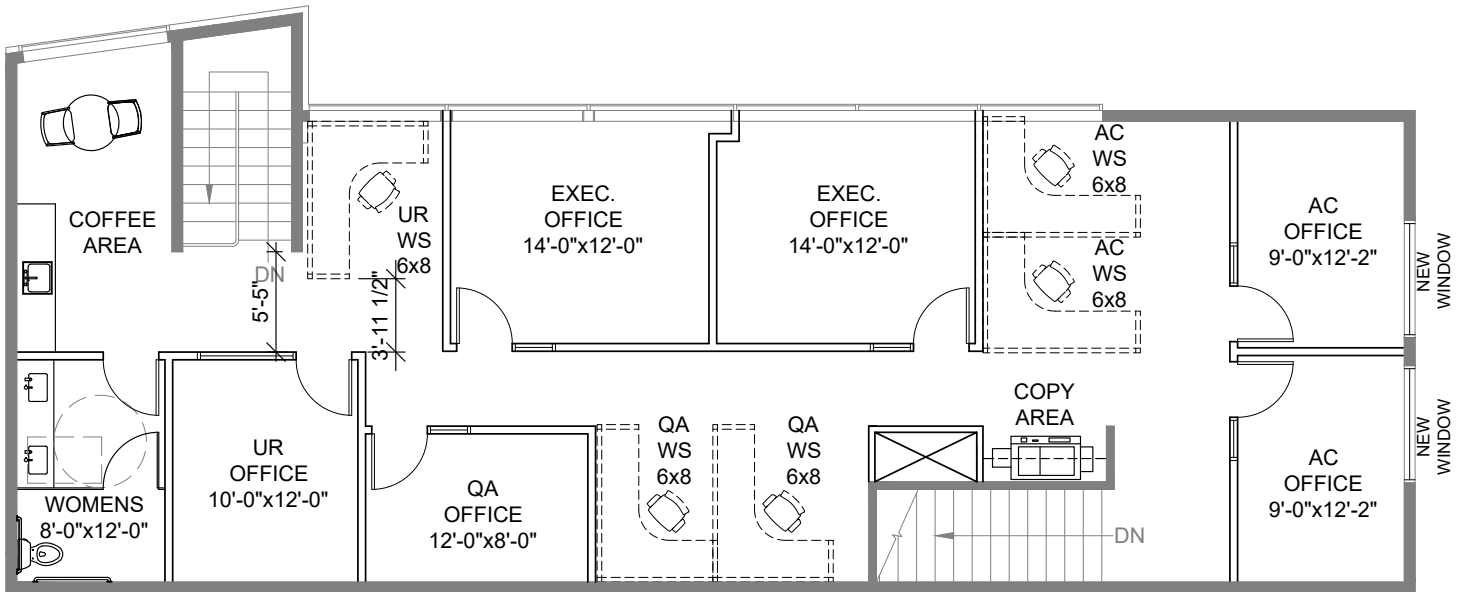
LEE & ASSOCIATES-PASADENA, INC.
155 N. Lake Avenue, Suite 430
Pasadena CA 91101
Corporate ID 02059558



PROPOSED FLOOR PLAN



FIRST FLOOR



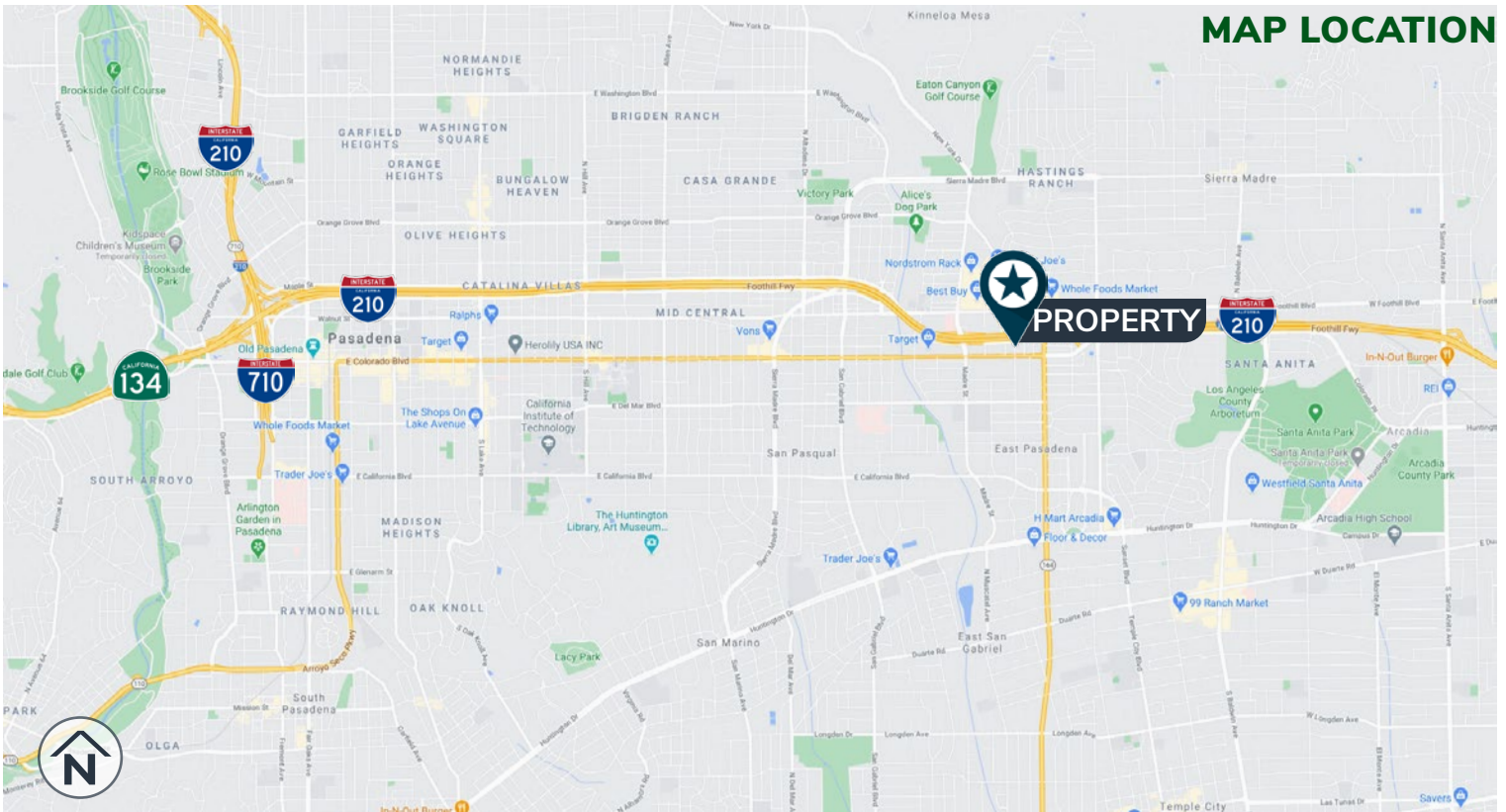
SECOND FLOOR

JOHN BERGER
President | License ID # 01799514
626.240.2779
jberger@lee-associates.com

MAURICIO OLAIZ
Associate | License ID # 02073450
626.240.2773
molaiz@lee-associates.com

LEE & ASSOCIATES-PASADENA, INC.
155 N. Lake Avenue, Suite 430
Pasadena CA 91101
Corporate ID 02059558





JOHN BERGER
 President | License ID # 01799514
 626.240.2779
 jberger@lee-associates.com

MAURICIO OLAIZ
 Associate | License ID # 02073450
 626.240.2773
 molaiz@lee-associates.com

LEE & ASSOCIATES-PASADENA, INC.
 155 N. Lake Avenue, Suite 430
 Pasadena CA 91101
 Corporate ID 02059558

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES
 PASADENA

FOR SALE

60

N. LOTUS AVE.
PASADENA 91107



JOHN BERGER

President

626.240.2779

jberger@lee-associates.com

License ID # 01799514



MAURICIO OLAIZ

Associate

626.240.2773

molaiz@lee-associates.com

License ID # 02073450



COMMERCIAL REAL ESTATE SERVICES
PASADENA

Lee & Associates - Pasadena, Inc.
155 N. Lake Avenue Suite 430 | Pasadena CA 91101
626.535.9888 O | 626.410.6705 F
Corporate 02059558 | lee-pasadena.com

© 2021 Lee & Associates, Inc. The information contained in this document has been obtained from sources believed reliable. While Lee & Associates, Inc. does not doubt its accuracy, Lee & Associates, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.