

**3632 FOOTHILL BLVD.**  
*La Crescenta, CA 91214*

**FOR SALE**  
**2,730 SF | \$1,900,000**



**HIGH EXPOSURE INDUSTRIAL BUILDING**

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Encino, CA 91436  
818-905-2400

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# PROPERTY HIGHLIGHTS

**Building Area:**

2,730 SF

**Land Area:**

3,241 SF (0.07 AC)

**Year Built:**

1982

**Loading Doors:**

3

**Clear Height:**

14 Ft.

**Power:**

200 A/220 V Three Phase and 200 A/220 V Single Phase

**Office Space:**

228 SF

**Stories:**

2

**Restrooms:**

3

**Parking:**

5 Spaces

**Sprinklered:**

No

**Zoning:**

CH (Commercial Hillside)

**APN:**

5604-018-028



Concrete  
Driveway



Concrete  
Block  
Construction



Sodium  
Halide  
Lights



Excellent  
Foothill Blvd.  
Frontage



# AERIAL MAP



WALK SCORE  
78

BIKE SCORE  
51

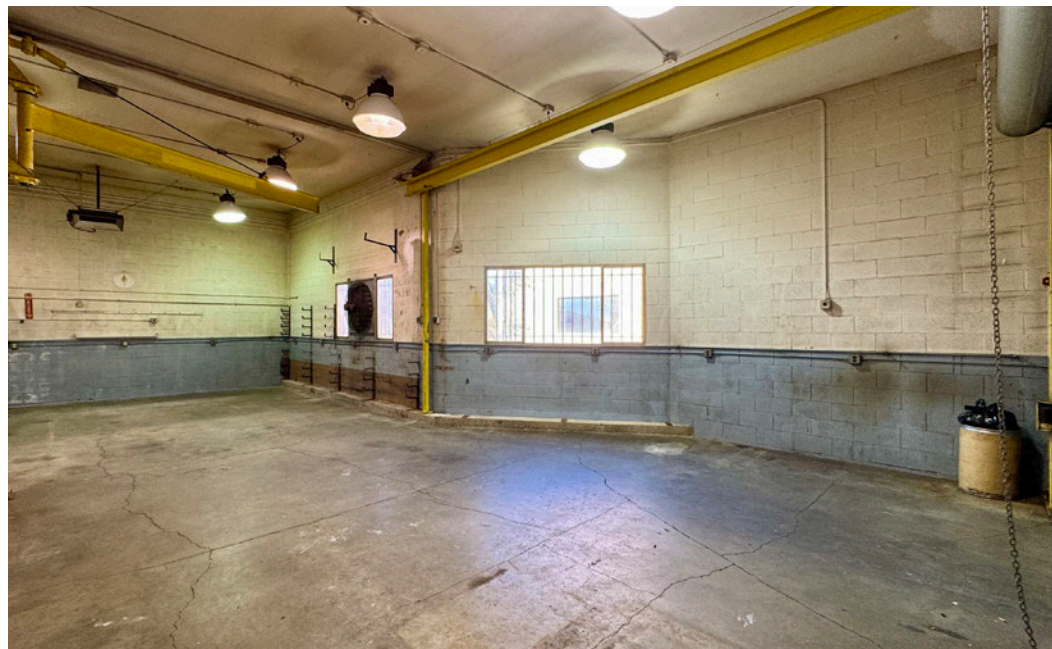
LA CRESCENTA-MONTROSE

SITE

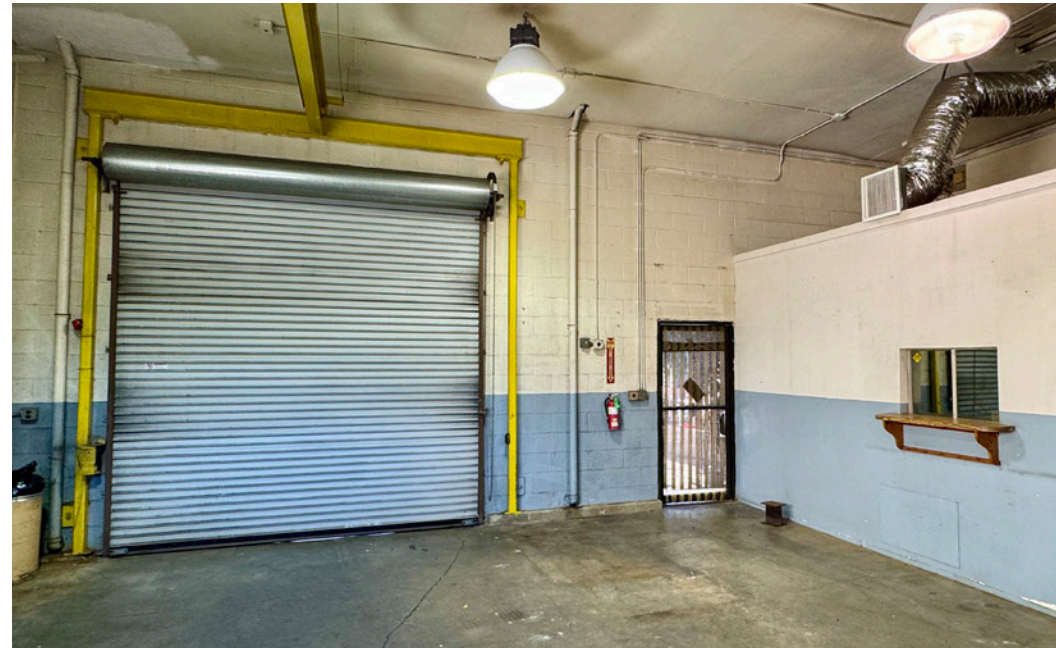
FOOTHILL BLVD

1ST AVE

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# AMENITIES MAP





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