

12,600 SF

Flex/R&D For Lease

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81-83 W Bellevue Drive, Pasadena | CA, 91105

12,600 SF of rare Flex/R&D, 100% air conditioned facility for lease in the heart of Pasadena. This is a well maintained and clean facility with 18' clear height and 2,600 square feet of office space.

Specifications

Location Address	81-83 W Bellevue Drive, Pasadena
RBA	12,600 SF
Availability	April 1, 2019
Land Area	0.46 AC (20,000 SF)
Clear Height	18'
Year Built/Renovated	1978
Power	600 A 277-480 V 3 Ø
HVAC	100%
Parking	16 Spaces
Office	2,600 SF
Drive Ins	2: 12' x 14'
APN	5713-034-024
Zoning	M

Price Per Square Foot:

\$1.95 / GROSS

Contact us:

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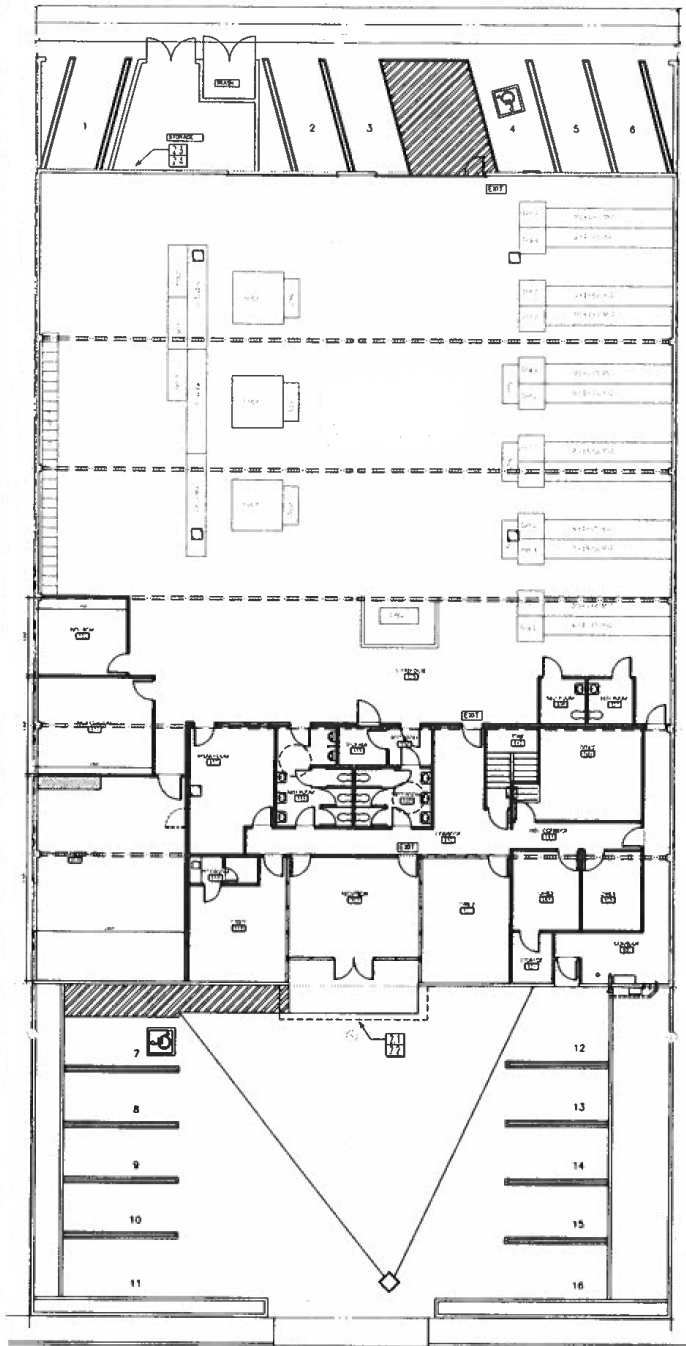
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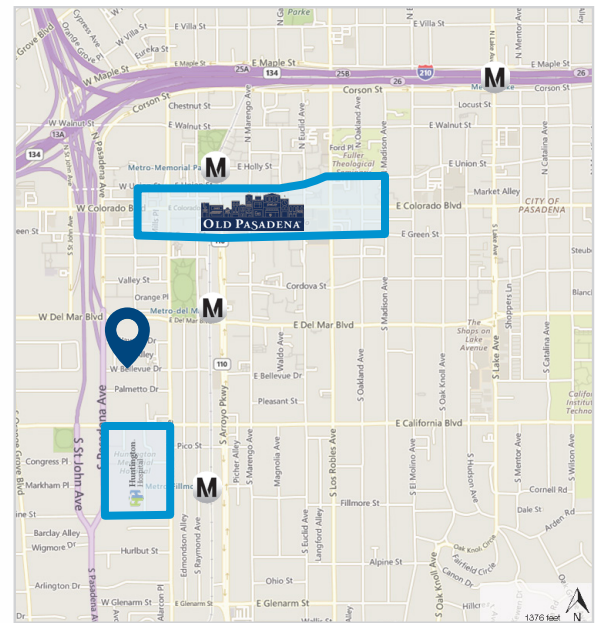
SITE PLAN



FEATURES

- Free Standing Building.
- 30 Tons HVAC in Warehouse Area.
- 18' Clear Height/ R-19 Insulation
- Clean Facility in the Heart of Pasadena.
- Walker's Paradise (91)
- Good Transit (58)
- Easy Access to the 134/210/110 Freeways
- Close to restaurants, shopping and area amenities.
- 2 Ground Level Doors.

LOCATION



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