

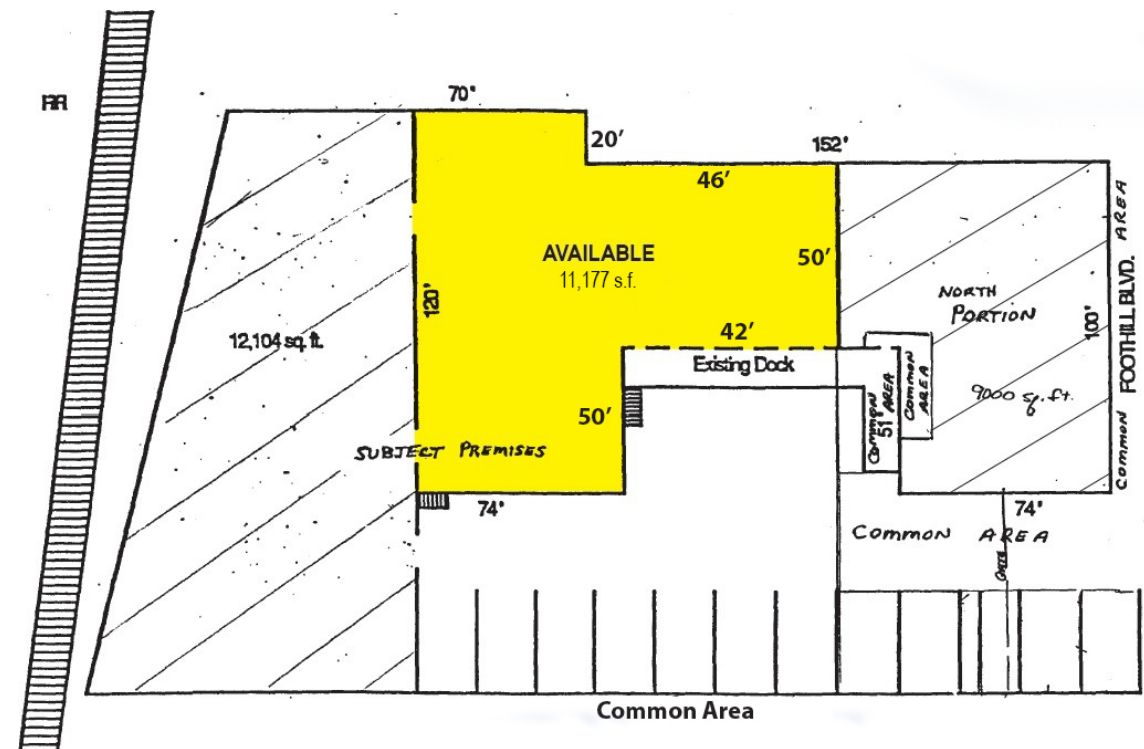


FOR LEASE

JAMES K. STANFILL
310.625.1132 | Stanfill@BlueWaterRA.com
DRE# 01113910



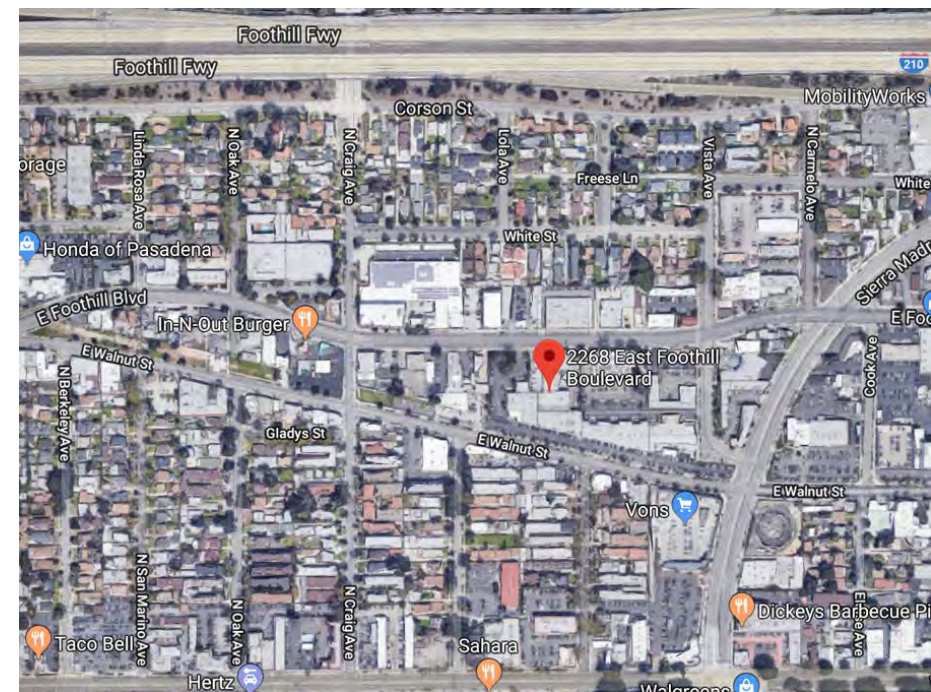
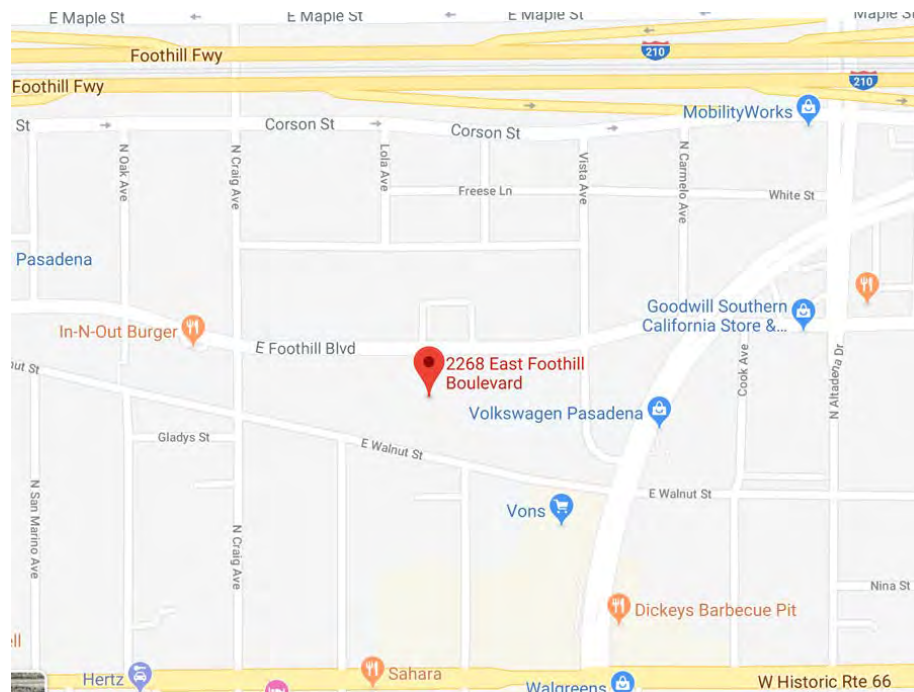
**2268 E. FOOTHILL BLVD.
PASADENA, CA 91107**



- 11,177 square feet of high clear warehouse.
- 32,177 square feet of total building.
- 46,269 square feet of land.
- \$1.25 per square foot, triple net (NNN).
- 25 shared surface parking spaces.
- Raised clear high ceiling warehouse space (20 foot clearance). Suitable for a variety of uses such as traditional warehouse, flex space, start up labs, creative office, or production space.
- Dock high loading with easy access in and out.
- Convenient and close access to the 210, 134, and 605 Freeways and in walking distance of a myriad of restaurants and other amenities.
- Less than 1 mile from Pasadena City College, 2.5 miles from Old Town Pasadena, and 18 miles from Downtown Los Angeles.

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Pasadena: An Ideal Climate in which to do Business!

No other city of its size is home to more internationally known businesses. One of the reasons is its highly educated workforce of which 45.6% have a bachelor's degree or higher. Two of the largest employers are California Institute of Technology (CalTech) and Jet Propulsion Laboratory (JPL), operated by Caltech under contract with NASA. Many emerging technology related businesses trace their roots to these institutions. Newly created office space and research facilities are attracting many more technology related companies. Pasadena City College (PCC) and ArtCenter College of Design have almost 30,000 students under enrollment. Kaiser Permanente and Huntington Memorial Hospital are two of the largest healthcare facilities in the San Gabriel Valley.

Pasadena is headquarters to Parsons Corporation, Western Asset Management, Tetrattech, East West Bank, and Singpoli Capital, among others. Additionally, the Metro Gold Line connects Pasadena to Los Angeles. It truly is an ideal climate in which to do business.