

# FOR LEASE

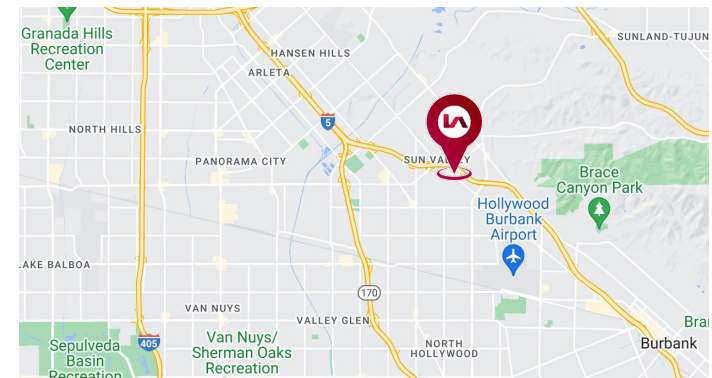
±19,500<sup>SF</sup>/39,000<sup>SF</sup>/53,289<sup>SF</sup> INDUSTRIAL BUILDING ON 103,455<sup>SF</sup> OF LAND

8484 SAN FERNANDO ROAD, SUN VALLEY, CA 91352



## APPROXIMATE PROPERTY SPECIFICATIONS ▶

<b>Building Size</b>	±19,500 SF/±39,000 SF ±53,289 SF
<b>Office Size</b>	±7,500 SF
<b>Land Size</b>	±103,455 SF
<b>Power</b>	1,600 Amps 277/480 Volt (Please Verify)
<b>Features</b>	Fully AC/Dust Collection System
<b>Clearance</b>	12'-16'
<b>Ground Level Doors</b>	5
<b>Construction</b>	Masonry
<b>Truckwell</b>	0 Positions
<b>Fenced Yard</b>	Yes
<b>Rate</b>	\$1.65 NNN (\$.25)



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

FOR MORE INFORMATION  
PLEASE CONTACT ▶

[LEE-ASSOCIATES.COM](http://LEE-ASSOCIATES.COM)

**HUNTER WARNER**

Principal | LIC ID#01982776  
hwarner@lee-re.com

📞 818.933.0349

**BRETT WARNER**

Principal | LIC ID#00825581  
bwarner@lee-re.com

📞 818.986.9800

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North/Ventura, Inc.  
Corporate ID #01191898  
A Member of the Lee & Associates® Group of Companies  
15250 Ventura Blvd., Suite 100, Sherman Oaks, CA 91403  
P:818.986.9800 F:818.783.9260



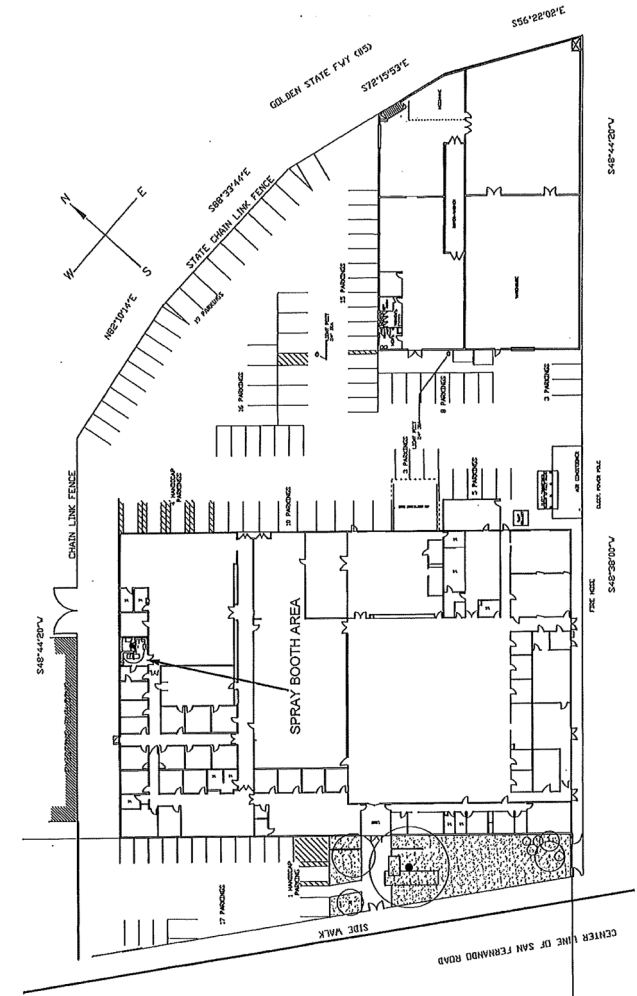
# FOR LEASE

±19,500<sup>SF</sup>/39,000<sup>SF</sup>/53,289<sup>SF</sup> INDUSTRIAL BUILDING ON 103,455<sup>SF</sup> OF LAND

8484 SAN FERNANDO ROAD, SUN VALLEY, CA 91352



## SITE PLAN



FOR MORE INFORMATION  
PLEASE CONTACT ►

[LEE-ASSOCIATES.COM](http://LEE-ASSOCIATES.COM)

### HUNTER WARNER

Principal | LIC ID#01982776  
hwarnar@lee-re.com  
📞 818.933.0349

### BRETT WARNER

Principal | LIC ID#00825581  
bwarnar@lee-re.com  
📞 818.986.9800

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.