



For Lease

8630 Tamarack Ave Sun Valley, CA 91352

15,405 SF Industrial Building

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Accelerating success.

Building Highlights



Free-Standing M2
Zoned Industrial
Building



New Office
Layout and Roof!



Heavy, Well-Distributed
Power; HVAC Available
in Warehouse



Large Private
Gated Yard



Located in
HUBZone

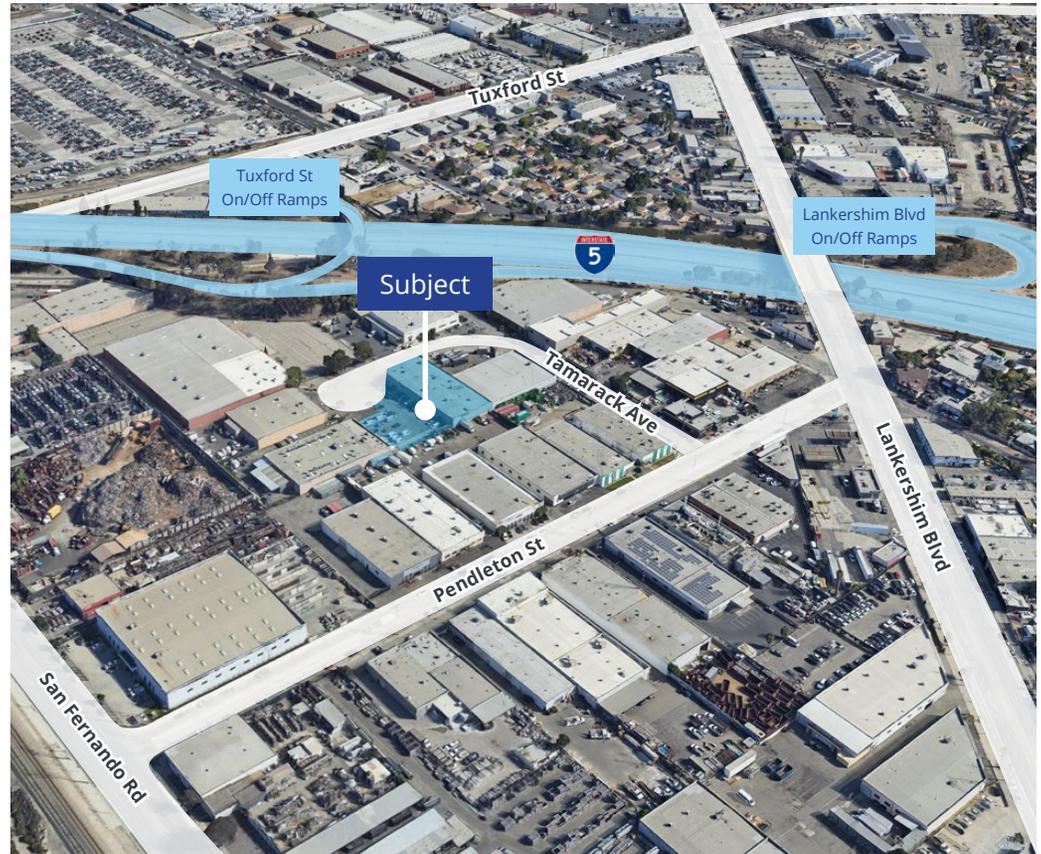


Easy 5 / 170
Freeway Access



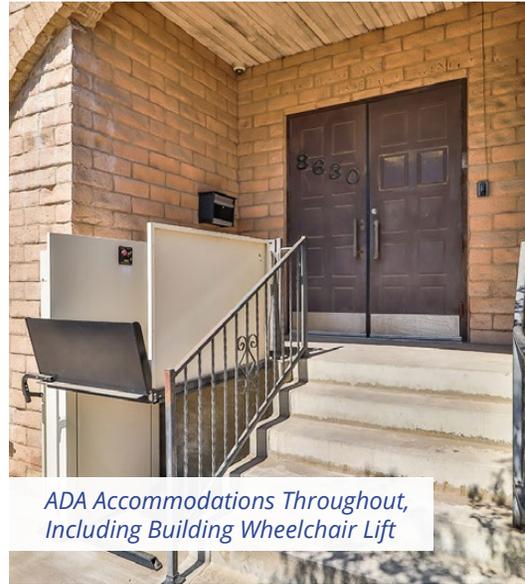
Proximate to Studios /
Burbank Airport

Available SF	± 15,405
Monthly Rent	\$26,034
Lease Rate/SF	\$1.69 NNN
Operating Expenses/SF	\$0.20
Clear Height	16'-18'
GL Doors / Dim	1 / 14.1'x12'
Power	1600A, 480V, 3Ph, 4W
Parking Spaces / Ratio	39 / 2.53:1
Office SF / #	± 3,200 / 9
Restrooms	5
Yard	Fenced / Paved
Zoning	M2
Possession	Immediate
To Show	Call Agent

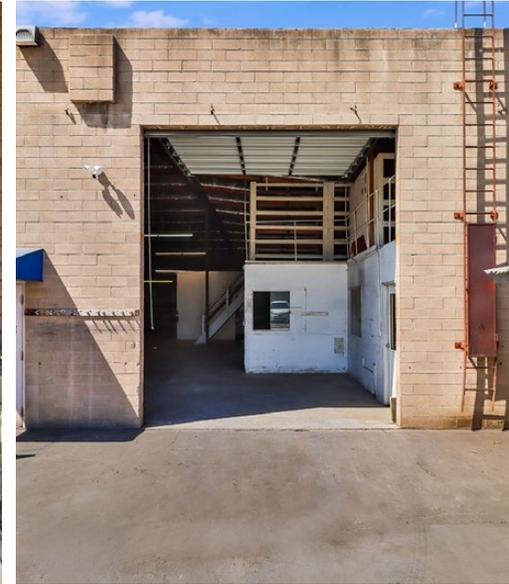


Notes: Some parking is tandem. Well-distributed compressed air lines. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

Exterior Photos



*ADA Accommodations Throughout,
Including Building Wheelchair Lift*



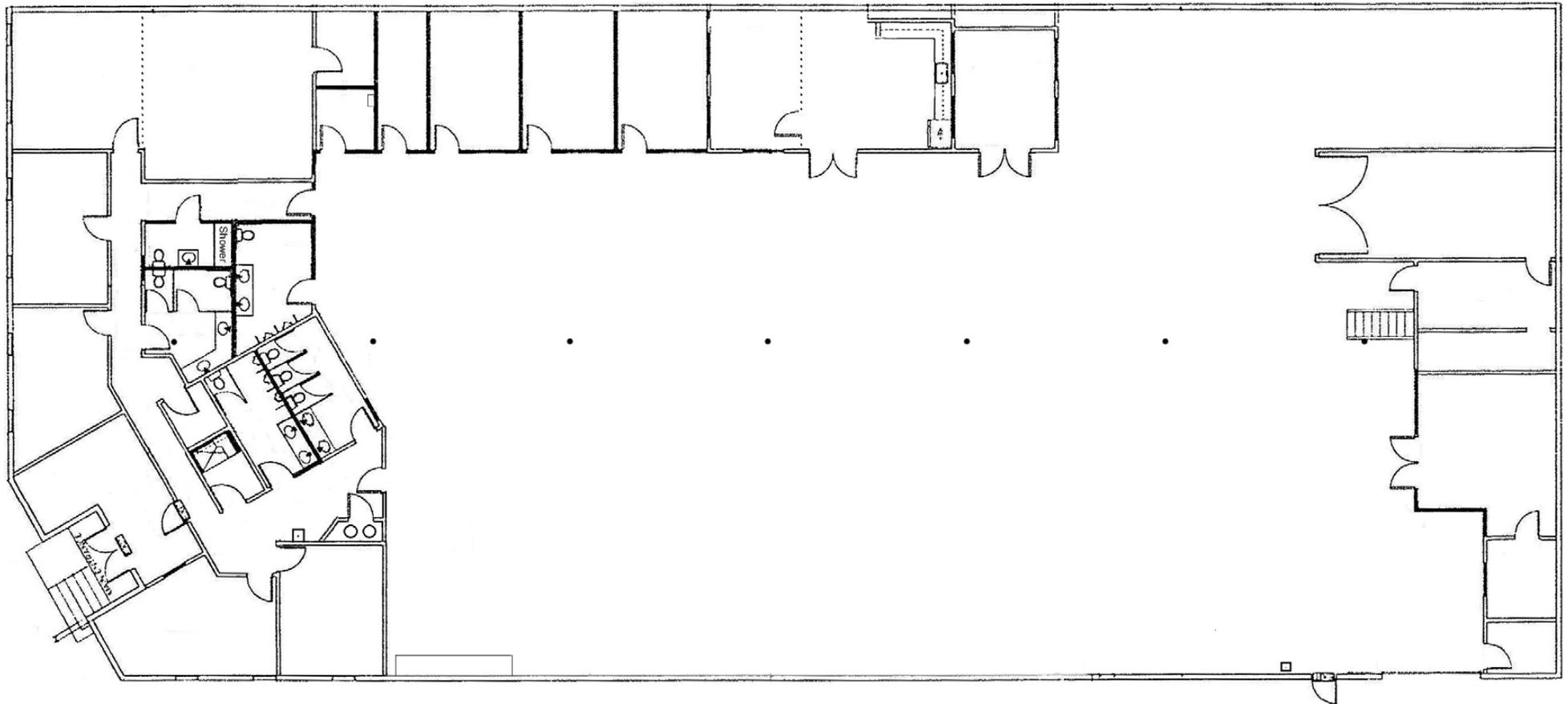
Brand New Roof!



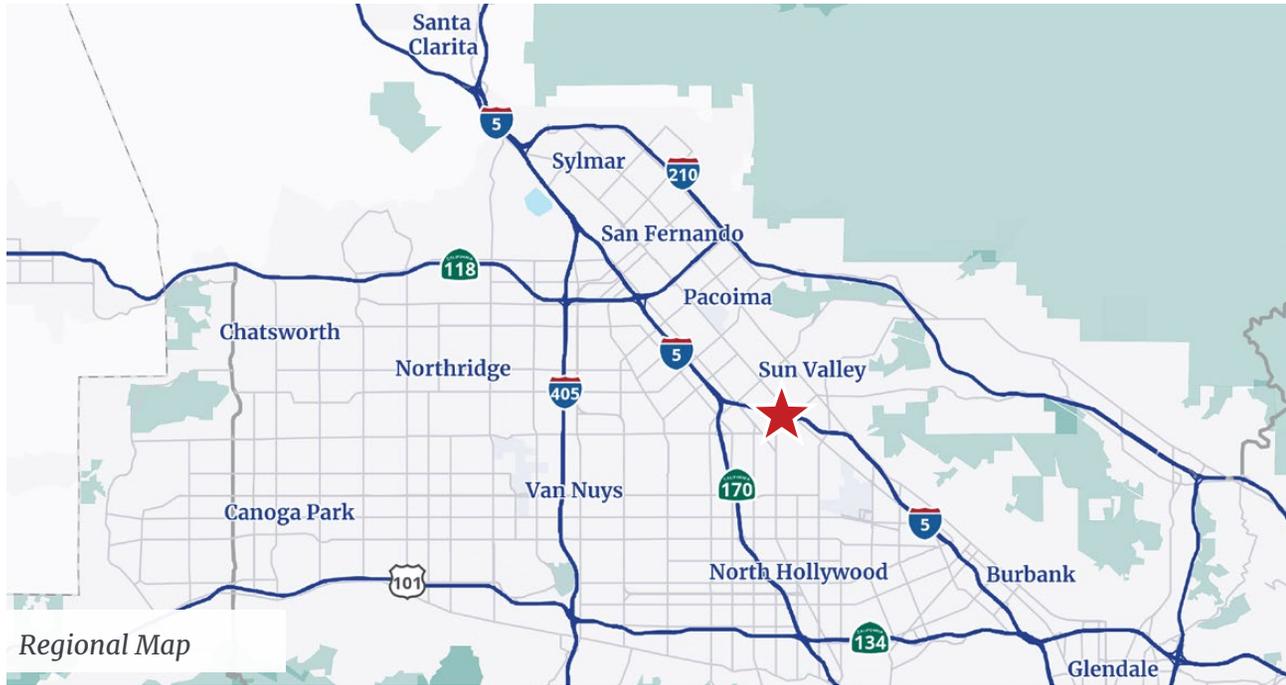
Interior Photos



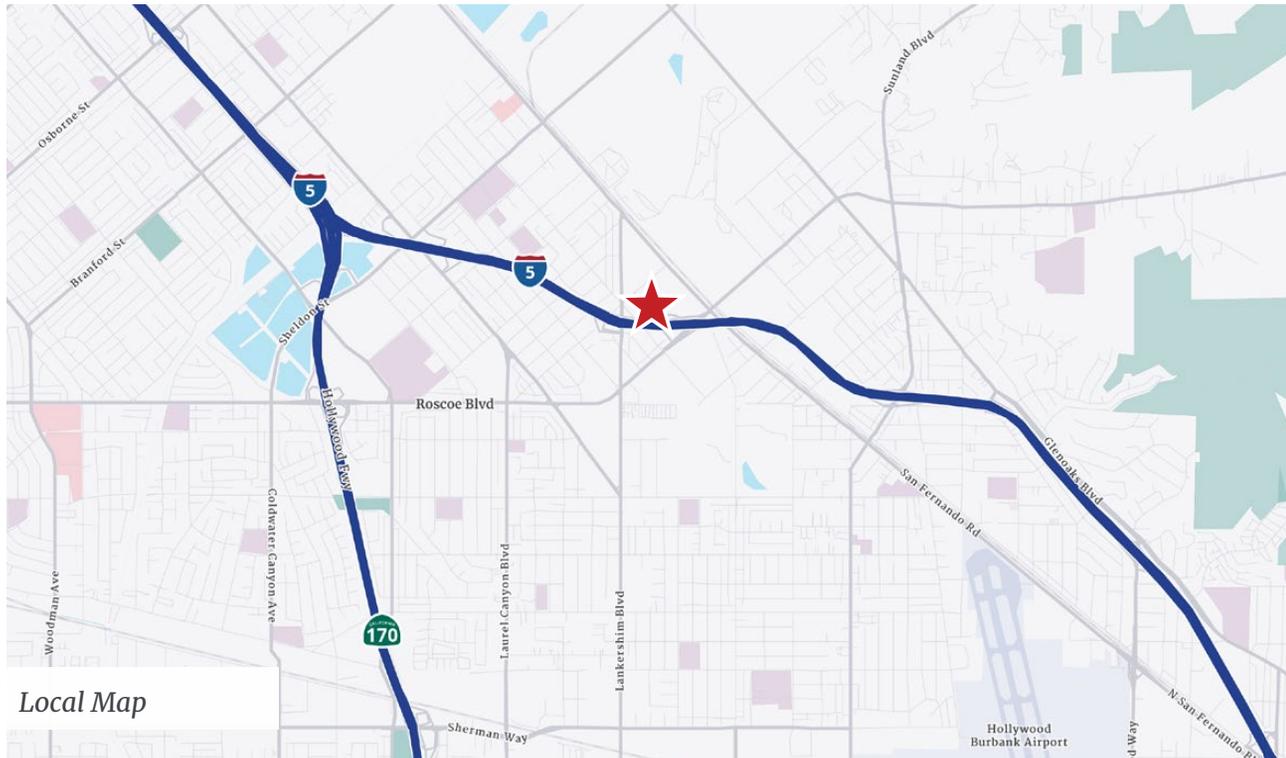
Layout



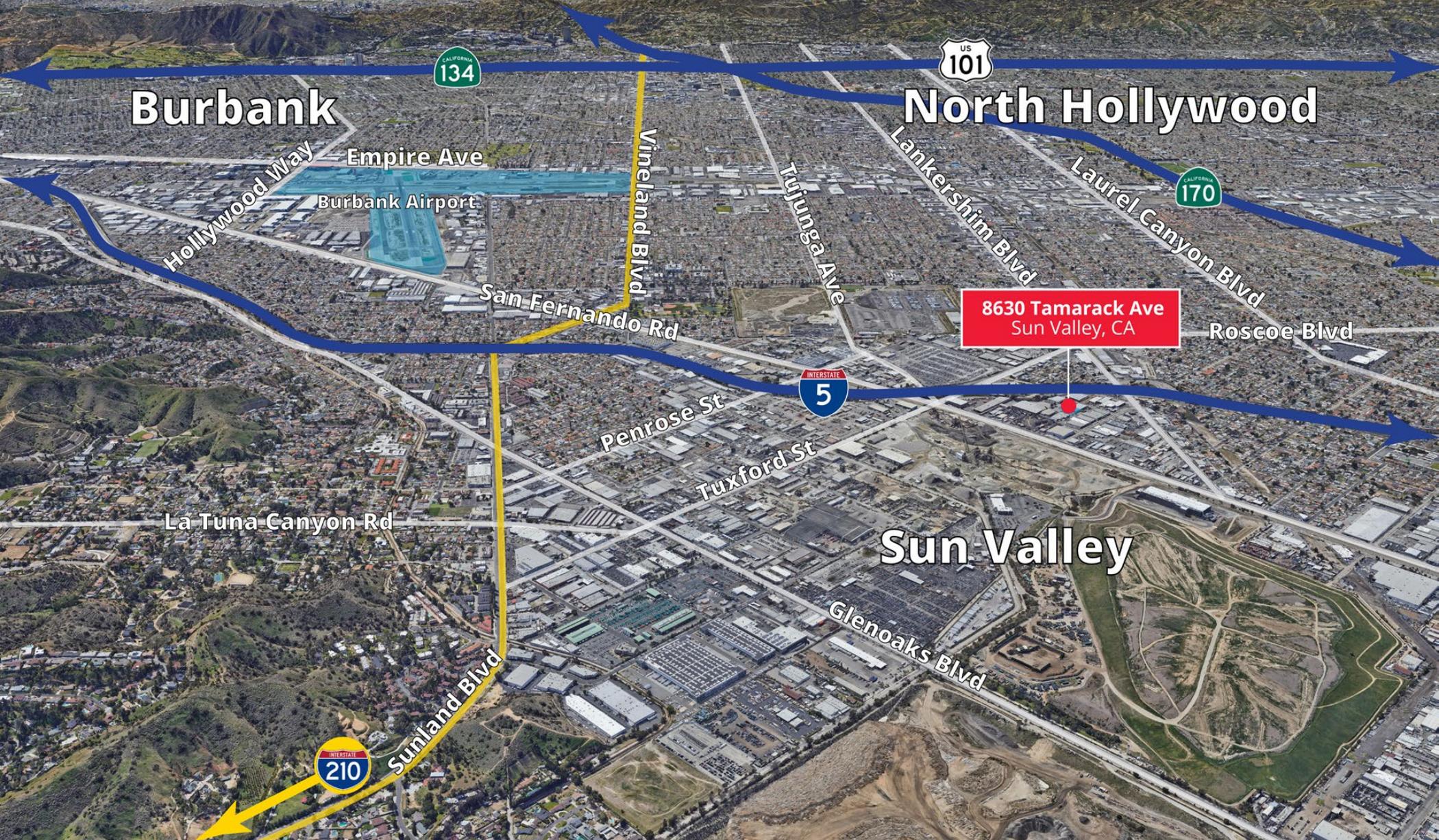
Location Maps



Regional Map



Local Map



8630 Tamarack Ave
Sun Valley, CA

Contact Info

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Colliers

505 N Brand Blvd

Suite 1120

Glendale, CA 91203

www.colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

