

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.A large, two-story industrial building with a modern design. The building features a combination of light-colored concrete panels and large, dark-framed windows. It has a flat roof and is surrounded by landscaping, including several trees and a palm tree. An American flag flies on a tall pole in front of the building. A parking lot with a few cars is visible in the foreground, separated by a black metal fence. The sky is clear and blue.

For Lease & Sale

7915 Ajay Drive
Sun Valley, CA 91352

16,600 SF Freestanding Industrial Building

David Harding

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Accelerating success.

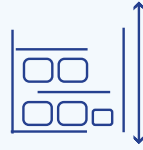
Building Highlights



Burbank Airport
Adjacent with Views



Business Park
Environment



21' Warehouse
Clear Height



12'W x 15'H
Oversized GL Doors



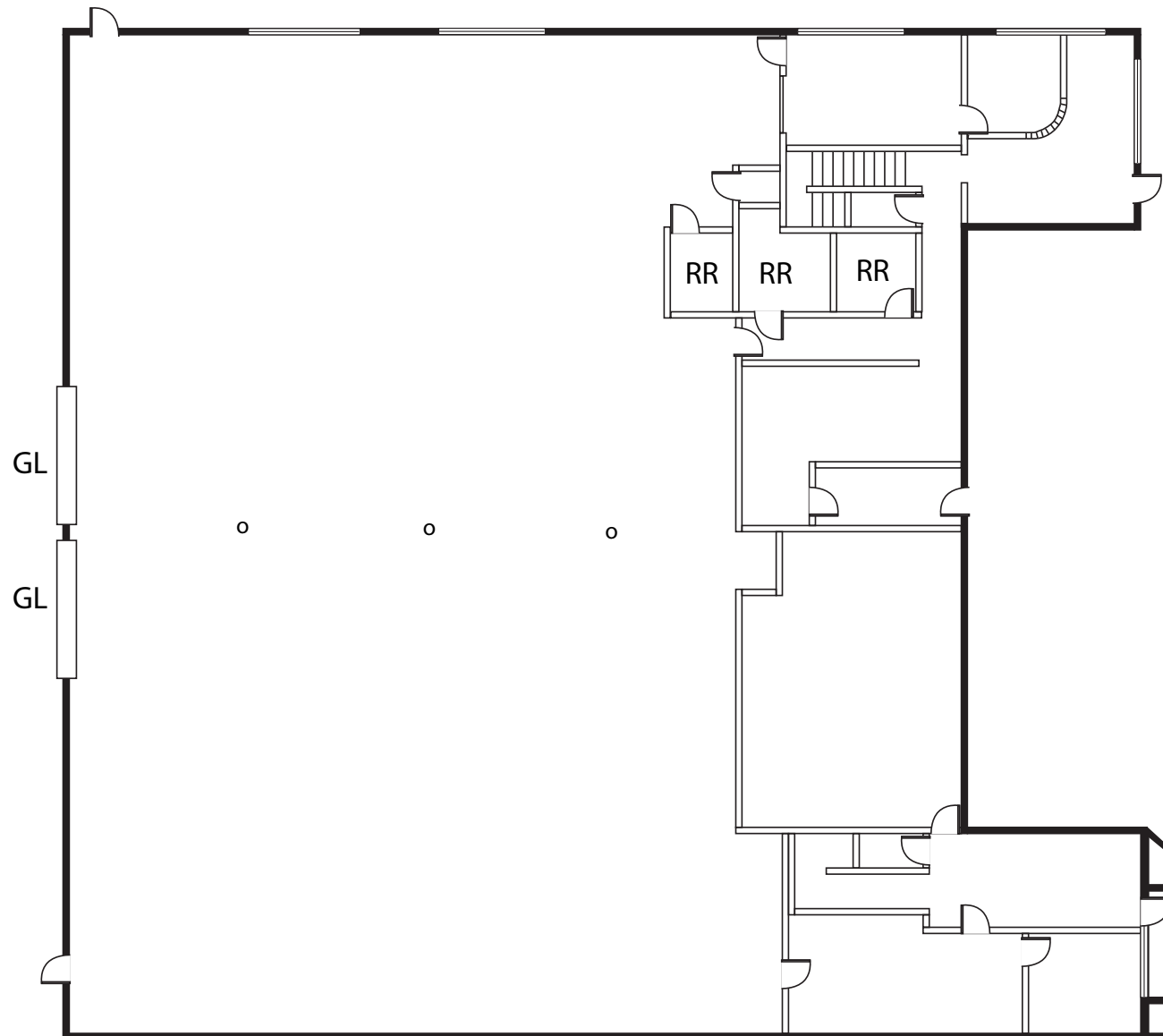
Gated Parking

Available SF	16,600
Lease Rate PSF	\$1.50 NNN / Op.Ex. \$0.25
Sale Price	\$5,959,400 (\$359 PSF)
Clear Height	21'
GL Doors	2 / 12'x15'
Power	800A, 240V, 3Ph, 4W
Parking Spaces / Ratio	26 / 1.57:1 (includes 6 covered stalls)
Office SF / #	7,662 / 5 (including 4,360 SF office mezzanine)
Restrooms	4
Yard	Fenced / Paved
Zoning	M1
Year Built	1986
Possession	12/1/25
To Show	Occupied - Call Agent

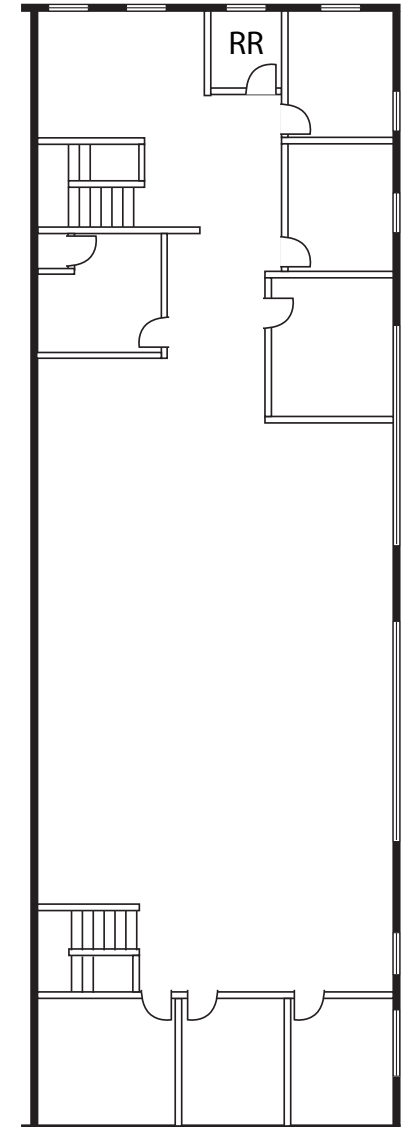


Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

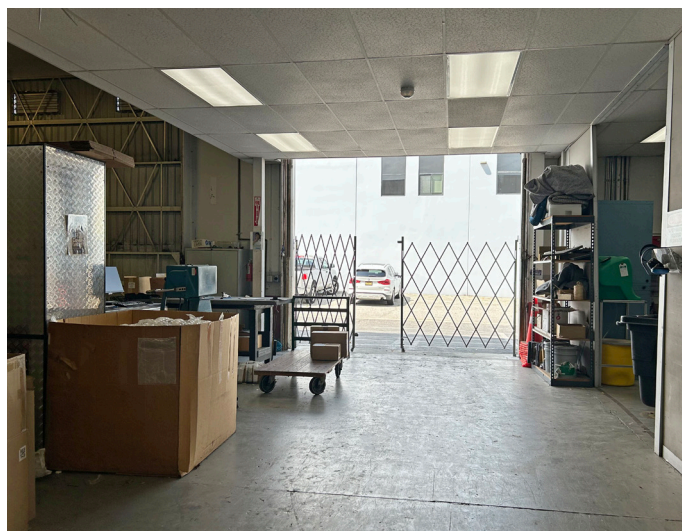
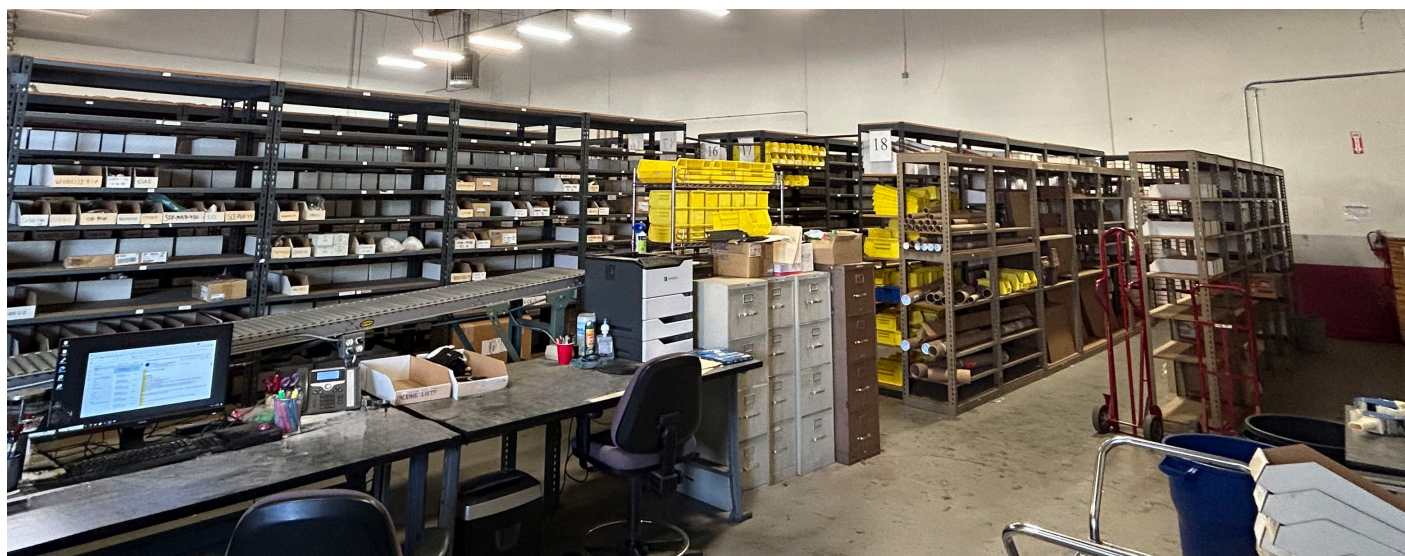
Layout



Mezzanine



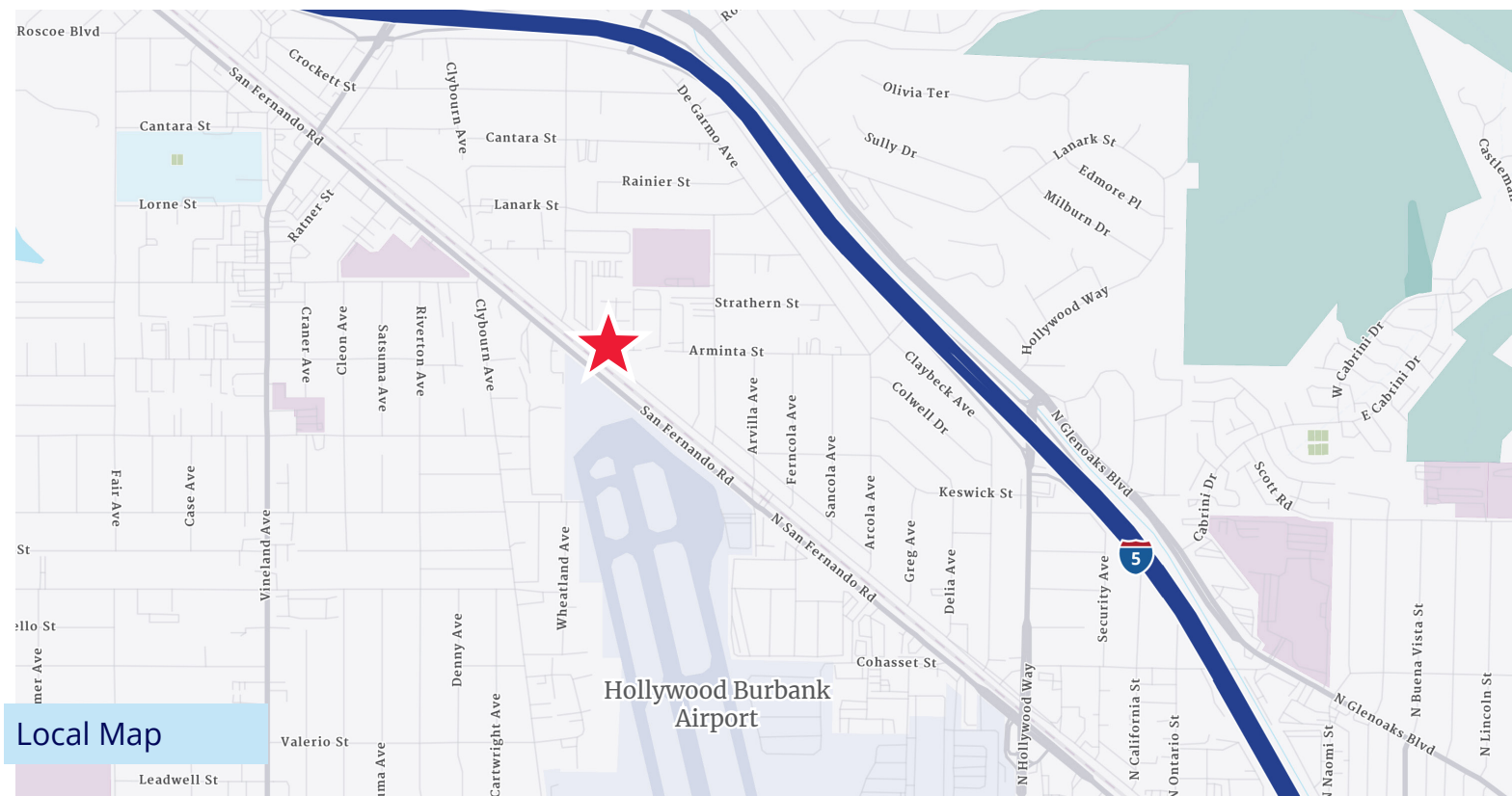
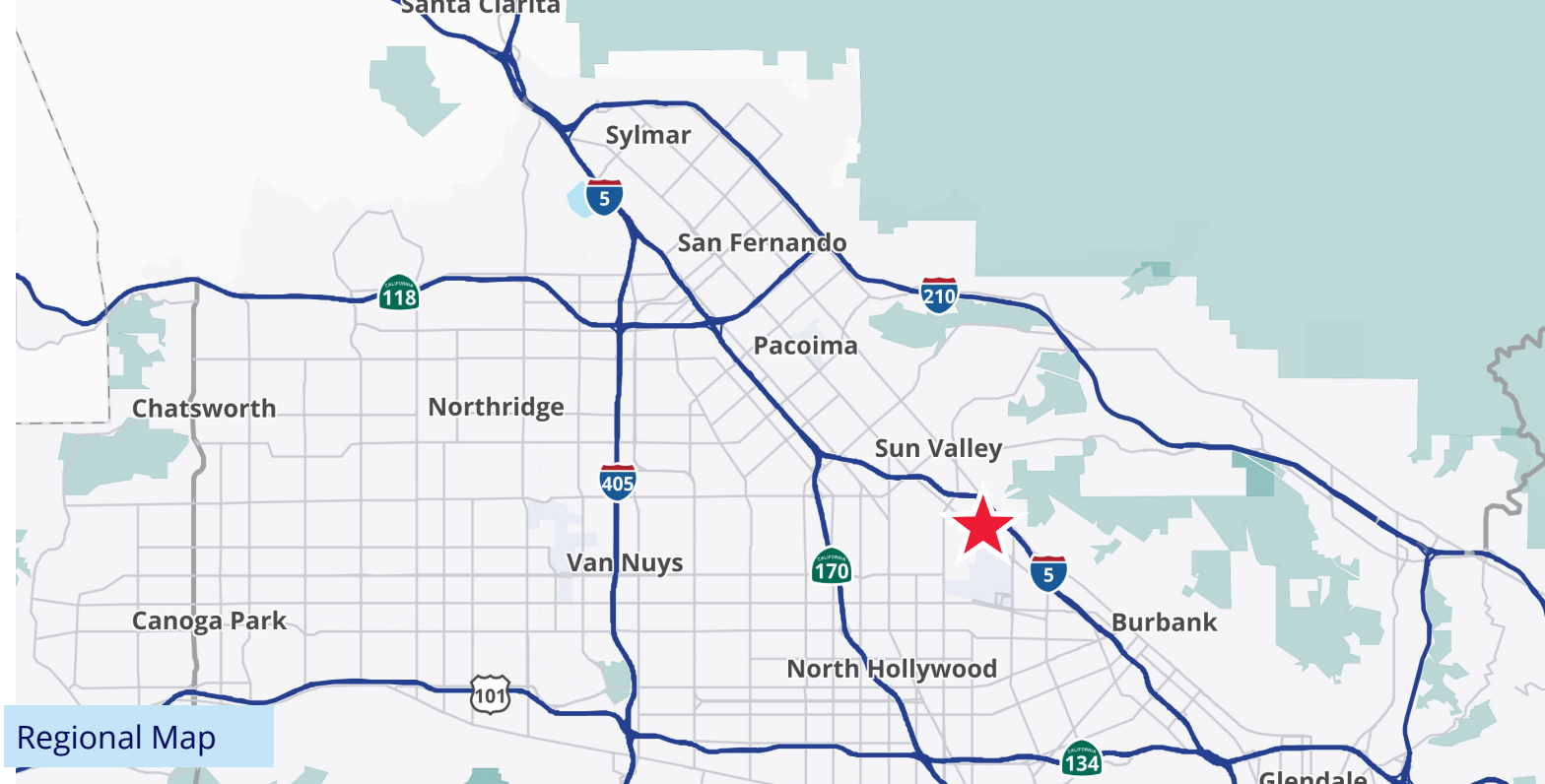
Photos



Photos



Location Maps





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Contact Info

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