

**FOR SALE**  
**65,025 SF**

**459 PARK AVENUE**  
**SAN FERNANDO, CA 91340**



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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# FOR SALE

## 65,025 SF

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NAI Capital is pleased to present a rare opportunity for an **Owner/User** to acquire a **65,025 SF industrial facility** located within the **business-friendly City of San Fernando**. This two-tenant building is partially leased to a **tenant occupying 27,523 SF: allowing an Owner/User the ability to immediately occupy 37,502 SF while collecting passive income**. The property features 5 dock loading positions, heavy power, 96 parking stalls, a fenced yard with multiple curb cuts, a fire sprinkler system, and refreshed offices.

The **City of San Fernando** provides an exceptionally **business friendly environment for industrial operators**, offering streamlined online permitting and licensing systems that simplify operations for manufacturers, contractors, logistics firms, and other industrial users. The **San Fernando Police Department** serves as the full service municipal law enforcement agency for the city, providing year round law enforcement coverage and community safety services with fast response times.



### PROPERTY HIGHLIGHTS

Purchase Price	TBD
Total Building Size	65,025 SF
Roof	Brand New with Warranty
Office Area	8,570 SF of Refreshed Office Space
Clear Height	12' - 15'
Dock Loading Positions	5
Parking	96 Stalls
M1 Zoning	M1
Heavy Power	TBD
Fire Sprinklers	Yes

### AVAILABLE FOR BUYER OCCUPANCY

Available Space	37,502 SF
Office Area	5,610 SF
Loading	3 Dock High Positions
Power	800 - 1000 Amps; 120/208 Volt; 3 Phase
Parking	57 Stalls

### LEASED PREMISES

Lessed Space	27,523 SF
Office Area	2,960 SF
Loading	2 Dock High Positions
Parking	39 Stalls
Tenant Rental Income	Call Broker for Details

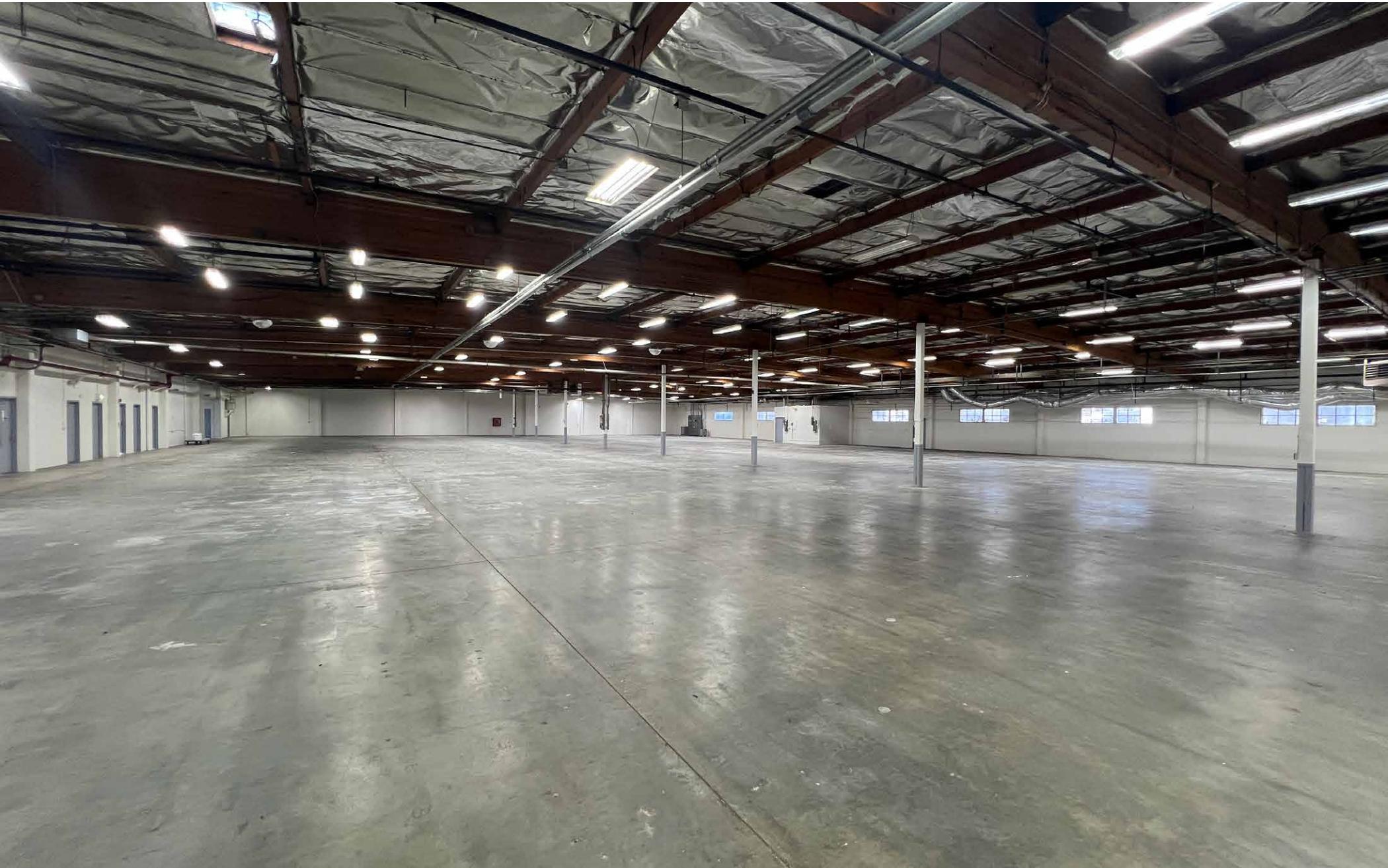
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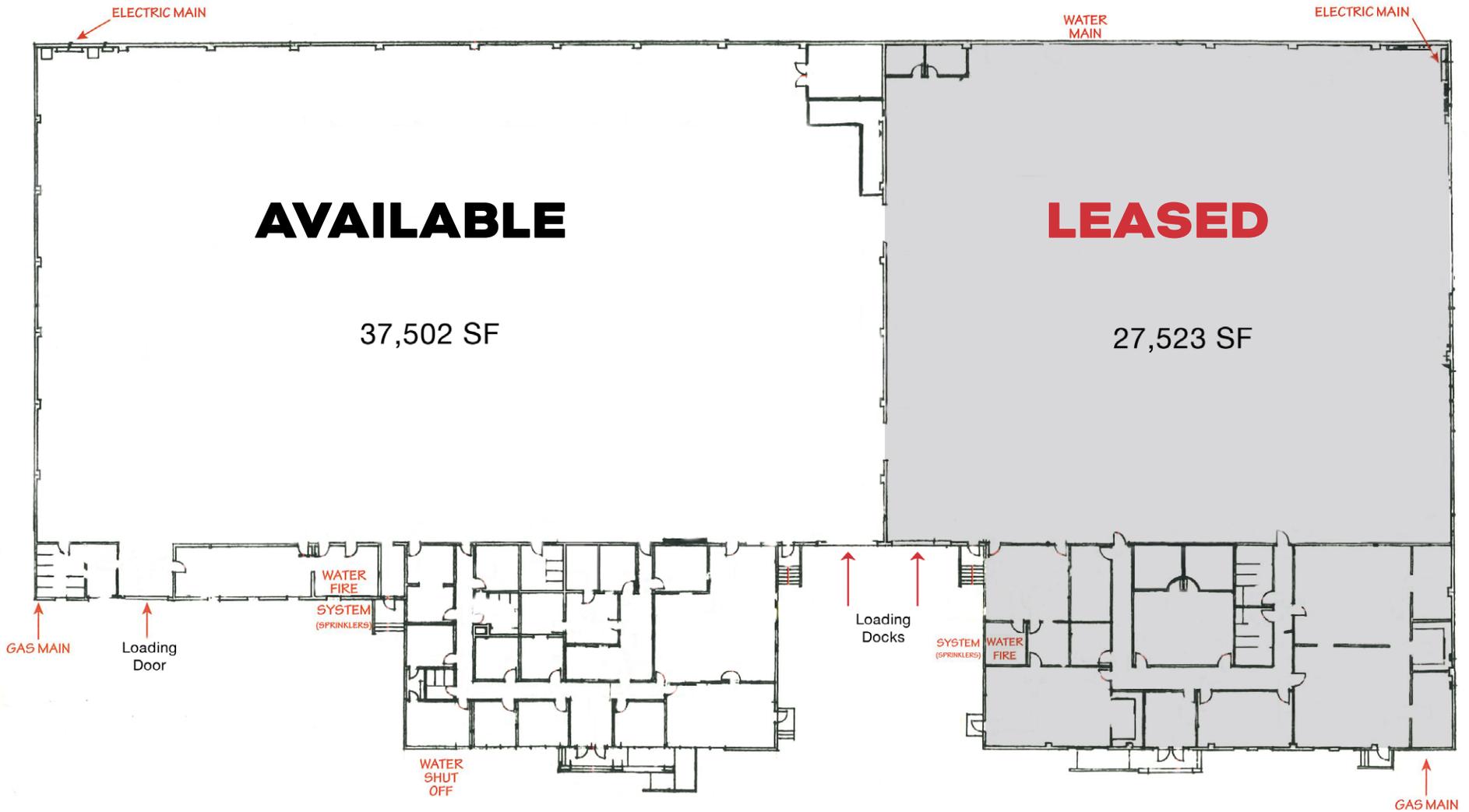


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**SITE PLAN**



**AVAILABLE**

37,502 SF

**LEASED**

27,523 SF

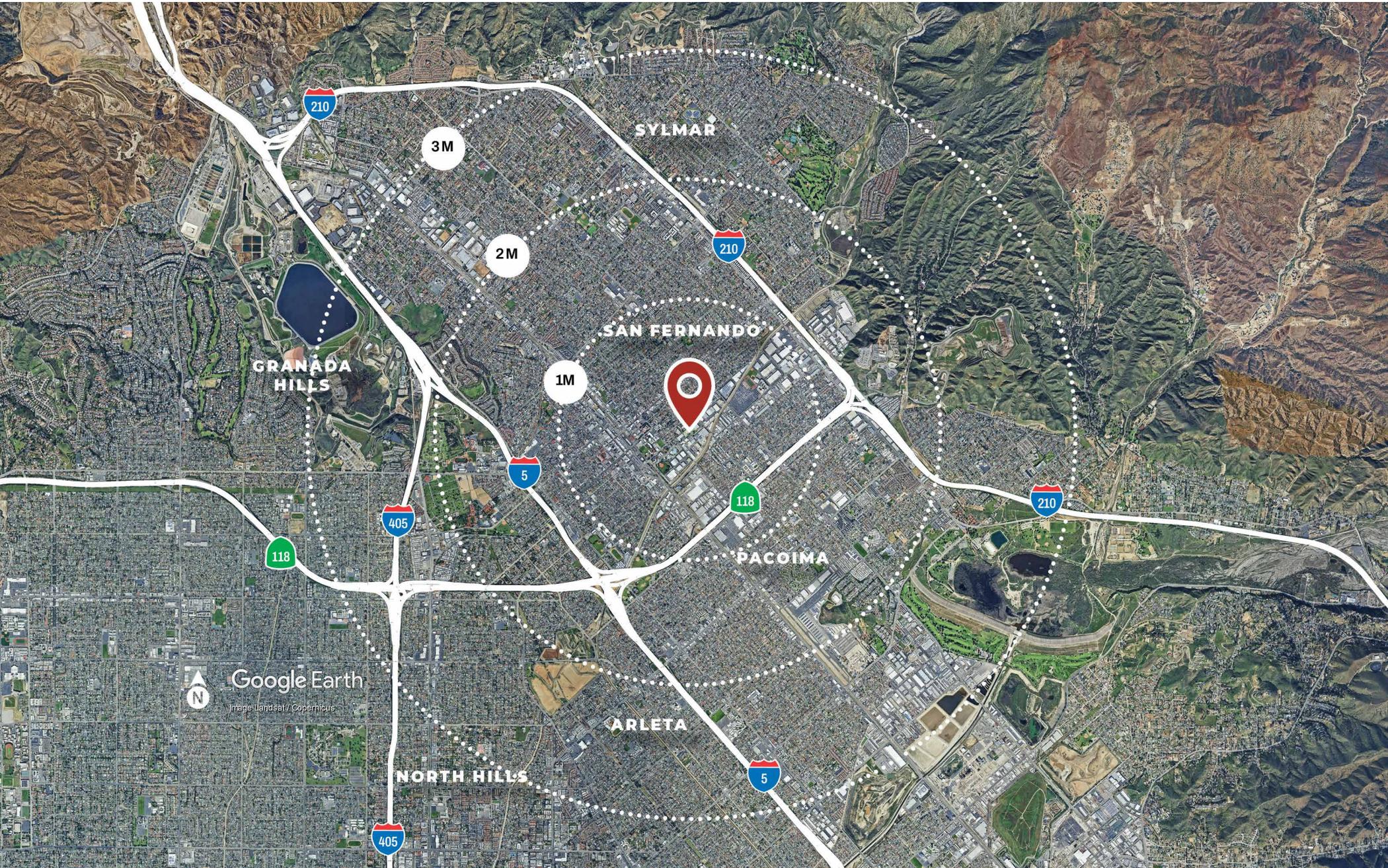
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