



# For Sublease

## 83,462 - 132,936 SF Industrial Building

1245 Aviation Pl  
San Fernando, CA 91340



Accelerating success.

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# 1245 Aviation Pl

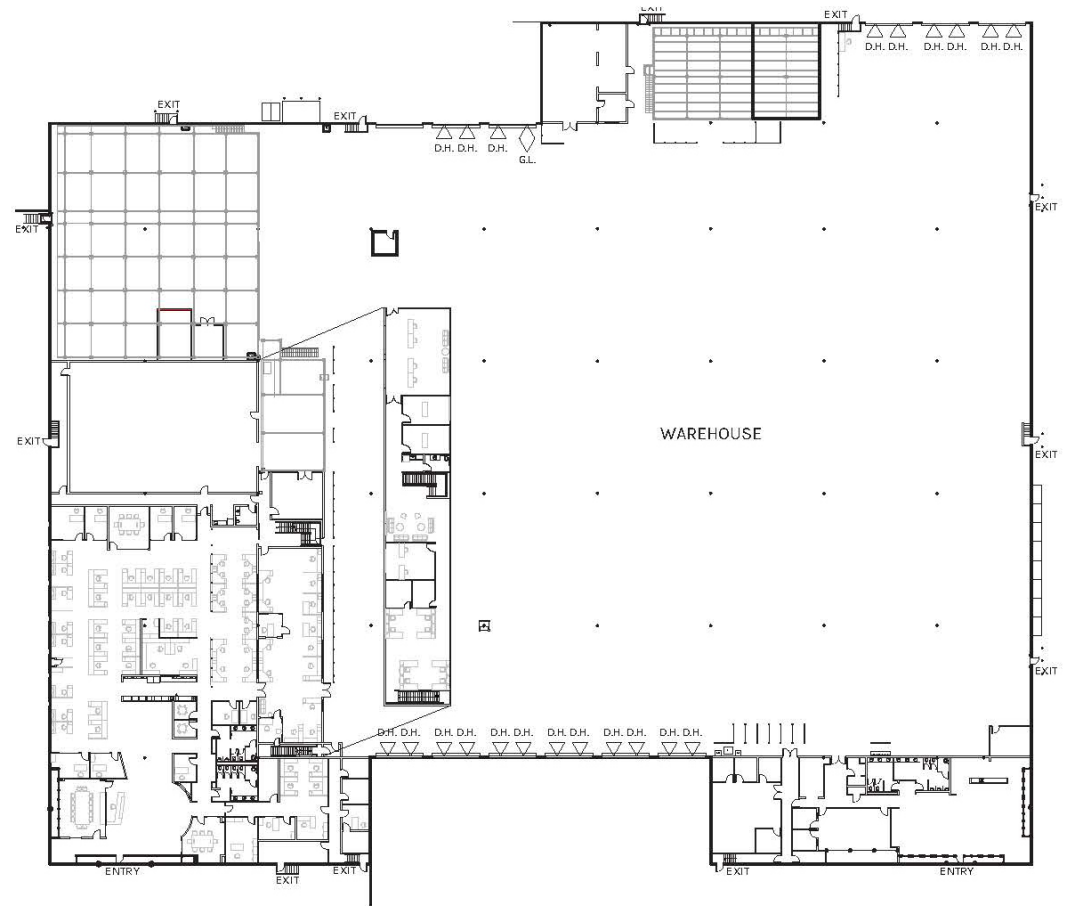
## 132,936 SF



Available SF	132,936
Asking Rate	\$1.59 NNN**
Monthly Rent	\$211,368
Clear Height	24'
DH / GL Doors	21/1
Power	A: 2000, V: 277/480, Ph: 3, W: 4
Office SF	34,902
Parking Spaces / Ratio	170 / 1.3:1
Yard	Yes
Zoning	M2

**Notes**

- Sublease through 12/31/2028
- Highly improved office with partial mezz.
- Portion of offices may be removed
- Cross dock with 21 dock high positions



\*\* Approx. \$0.25/SF NNNs

Electrical service quoted 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.

# 1245 Aviation Pl

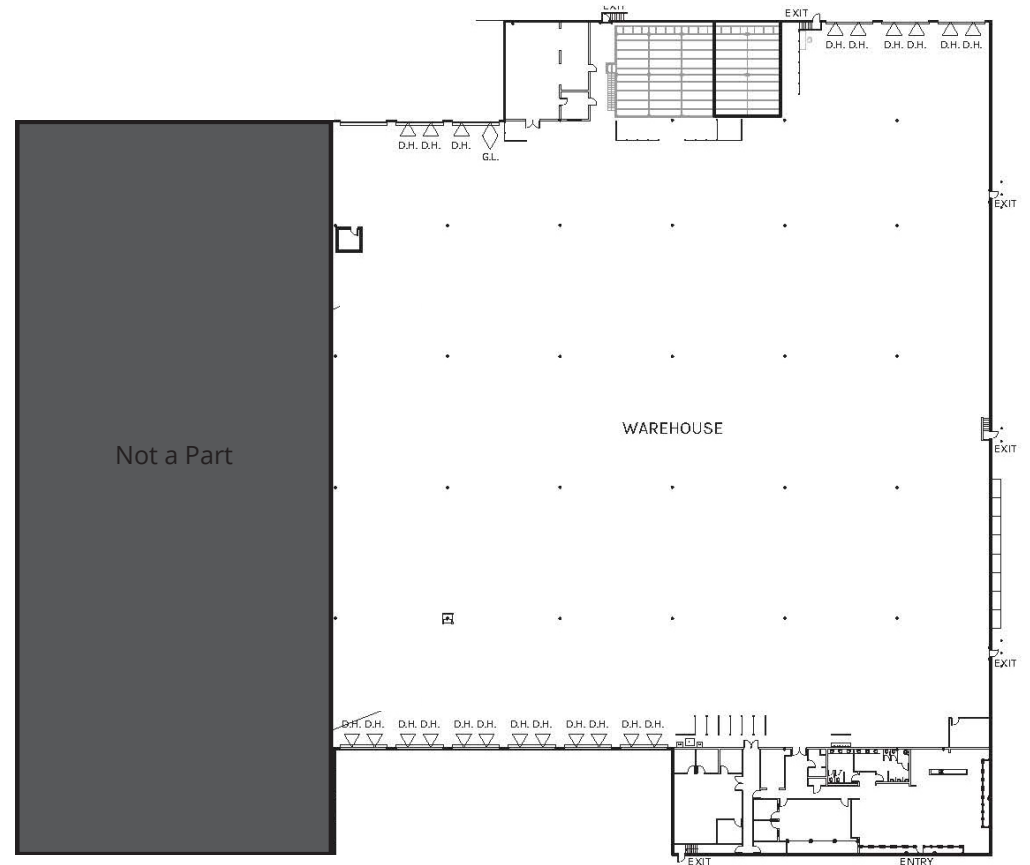
## 83,462 SF



Available SF	83,462
Asking Rate	\$1.59 NNN**
Monthly Rent	\$132,704
Clear Height	24'
DH / GL Doors	21/1
Power	A: 2000, V: 277/480, Ph: 3, W: 4
Office SF	5,869
Parking Spaces / Ratio	134 / 1.6:1
Yard	Yes
Zoning	M2

**Notes**

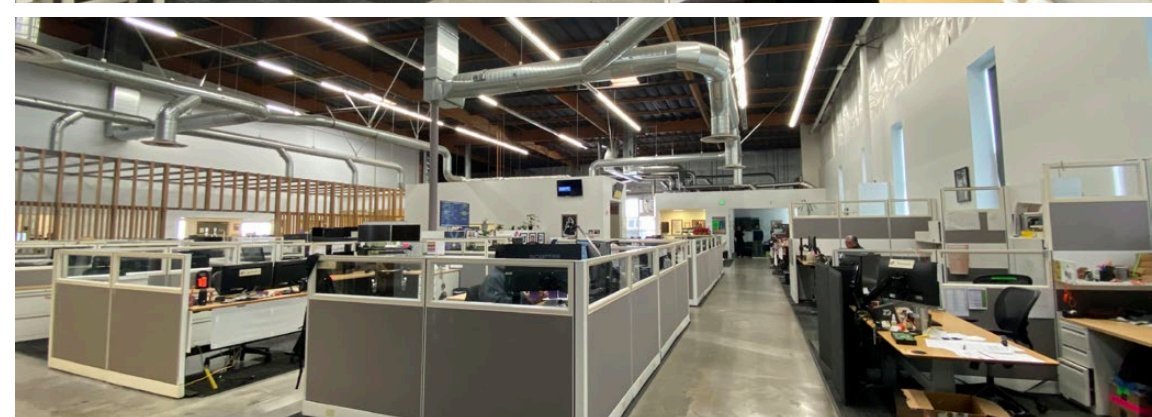
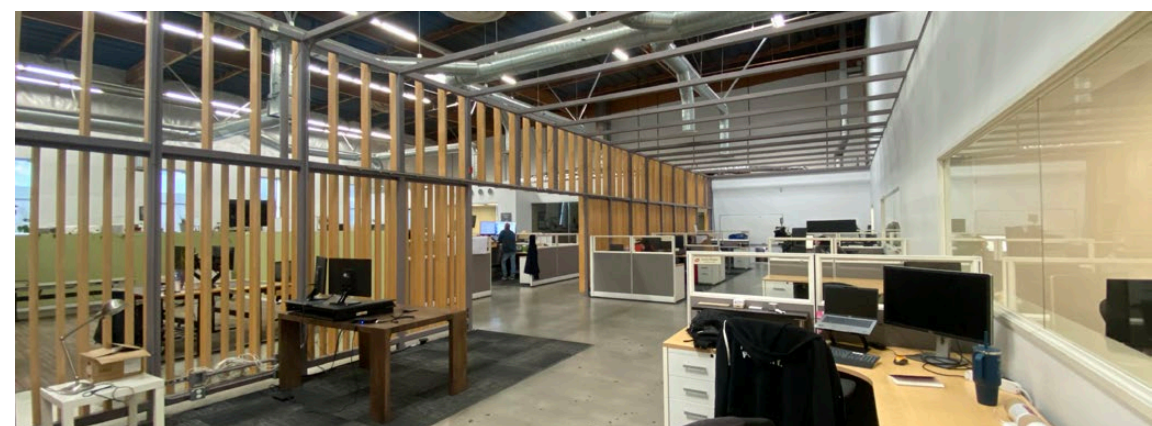
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# Photos



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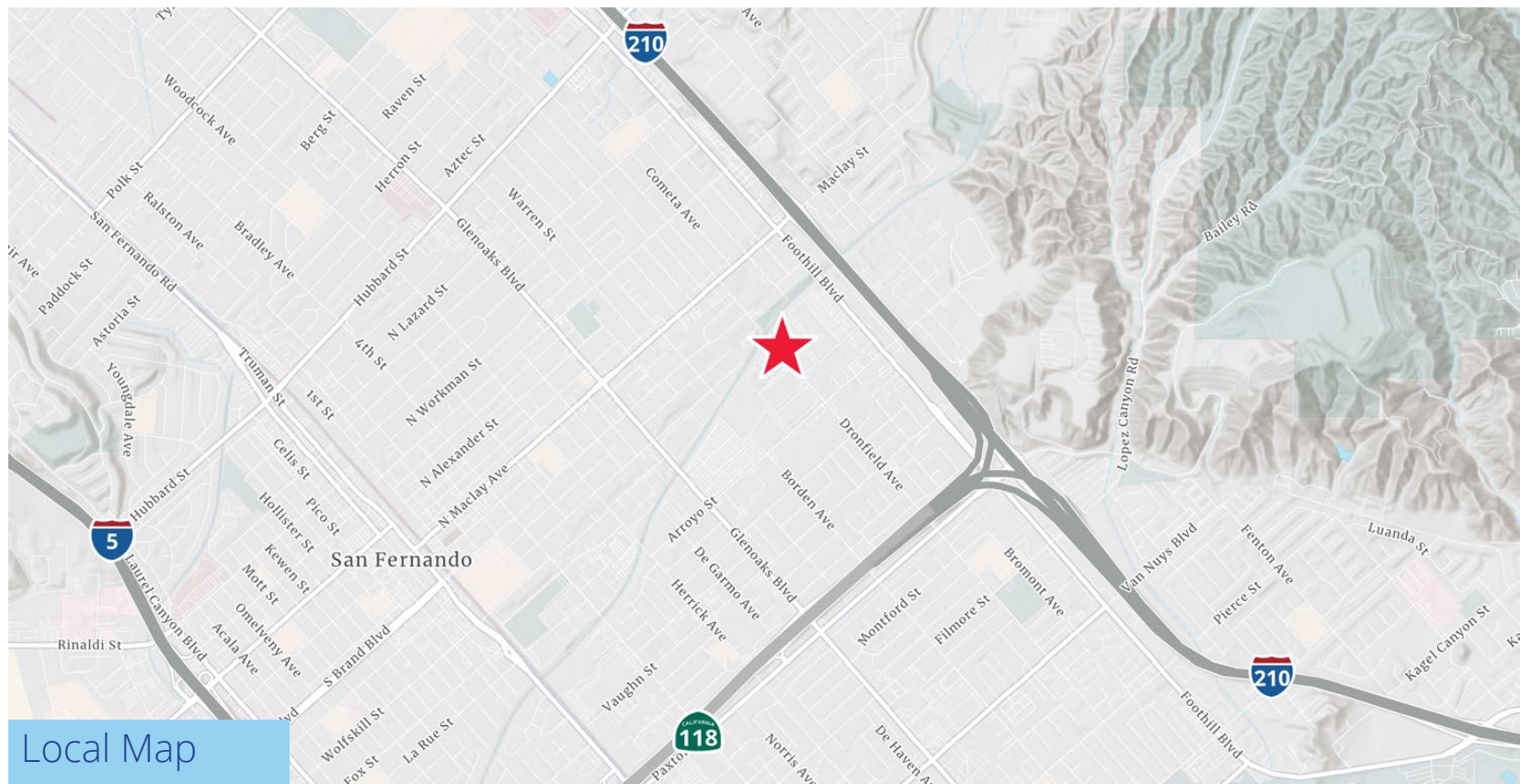


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Regional Map



Local Map