

To 210 Freeway

Sunland Blvd

To 5 Freeway

Chivers Ave

Pendleton St

Burbank's Premier Business Environment... in Sun Valley!

Shadow Mountain Industrial Park Sun Valley, CA

A 247,465 square foot business park featuring 7 High-Image Concrete Tilt-Up Buildings in a Fully Landscaped Environment

**LEASE RATE
REDUCED!**

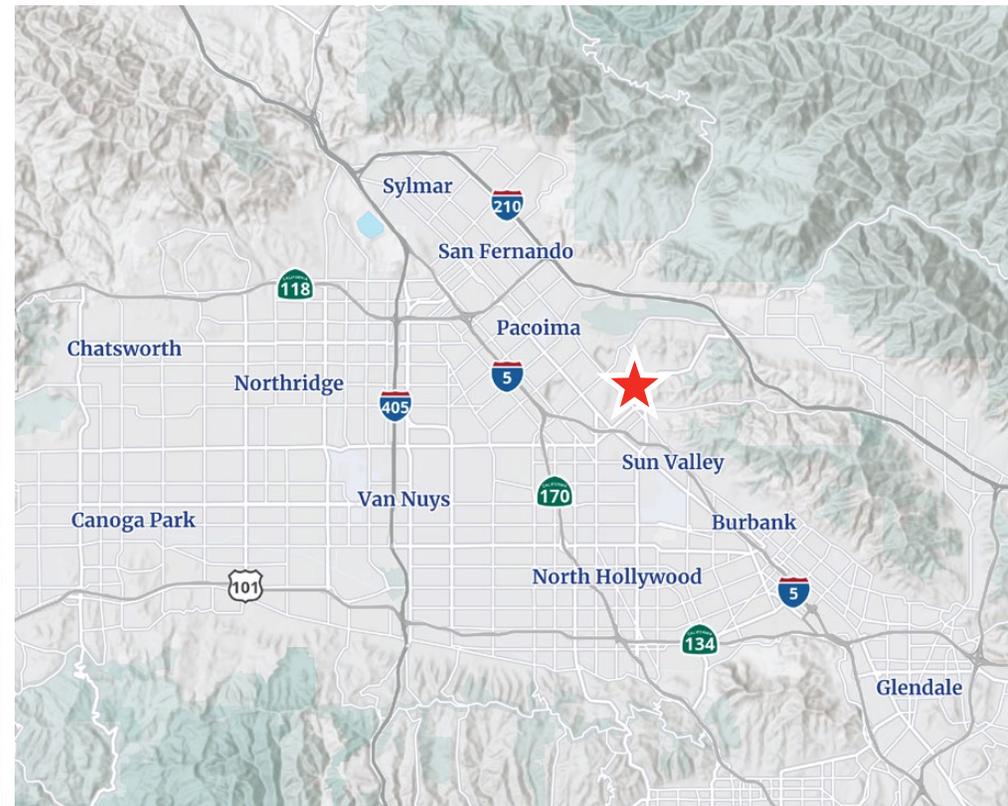
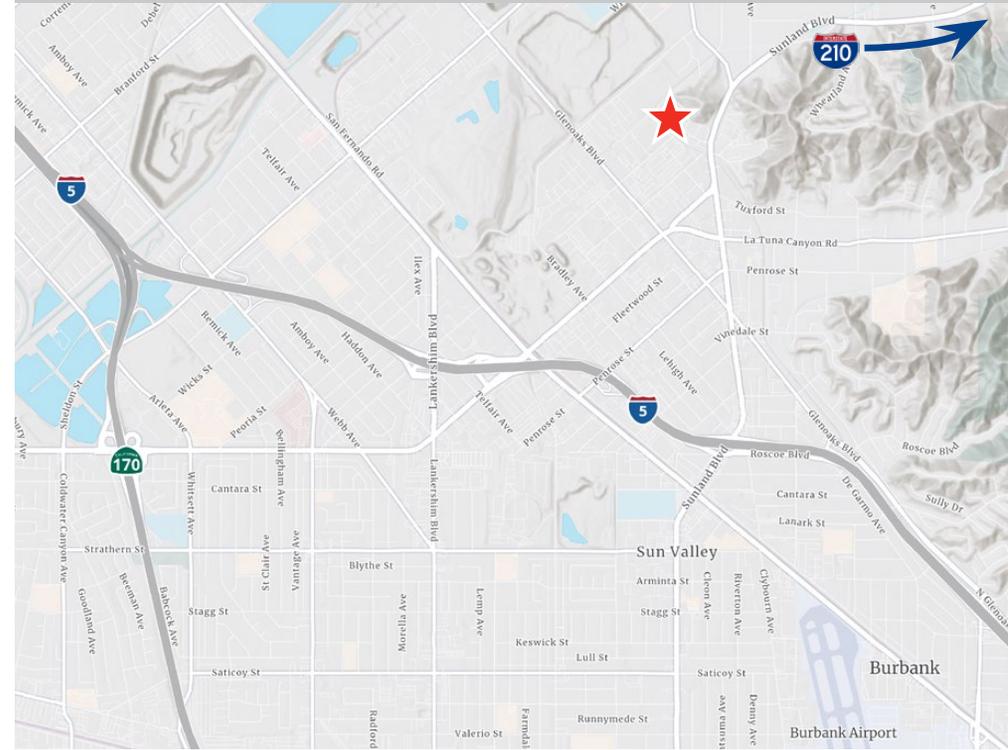
9420 Chivers Ave
15,941 SF

Available for Lease

Shadow Mountain Industrial Park

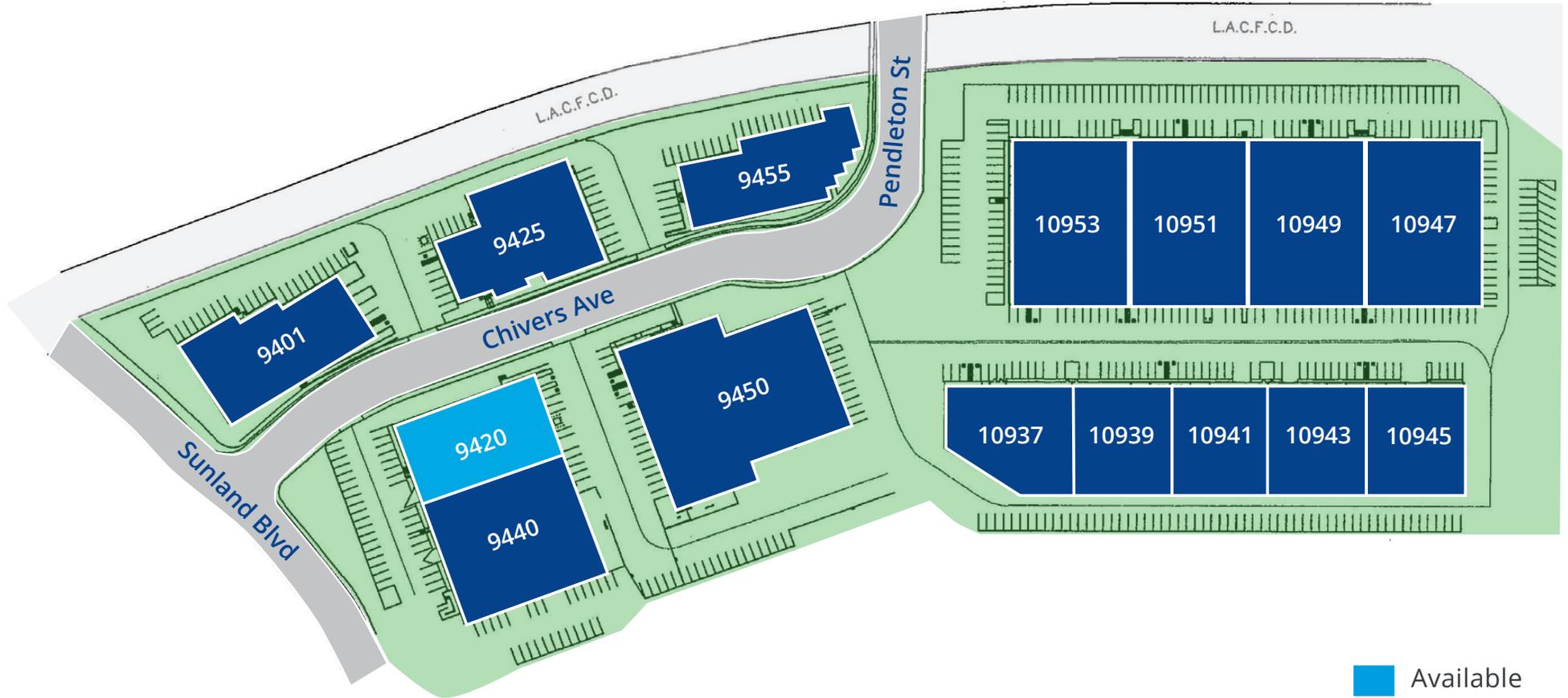
Overview

- Located Minutes From Top Entertainment Industry Studios
- Modern Concrete Tilt-Up Buildings
- Ground-Level and Dock-High Loading
- High Bay Warehouse (20'-22' Minimum Clearance)
- Landscaped Business Park Atmosphere
- Strategically Located Near the 5, 210, 170, and 118 Freeways
- Minutes to Burbank Airport; Easy Access to LAX, Ports of Los Angeles and Long Beach
- Attractive Office Buildout
- Sprinklered Buildings
- Expansion Capabilities for Growing Companies
- Corporate Neighbors
- Some Buildings Have Private, Gated Yards



Shadow Mountain Industrial Park

Site Plan



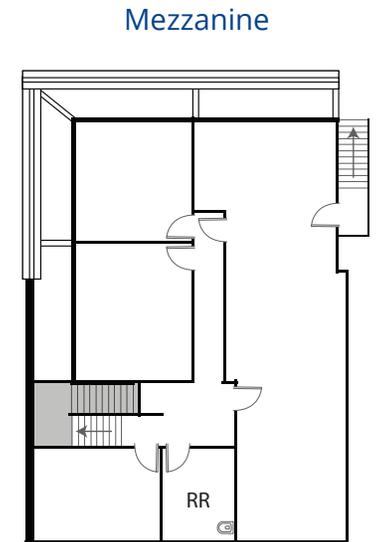
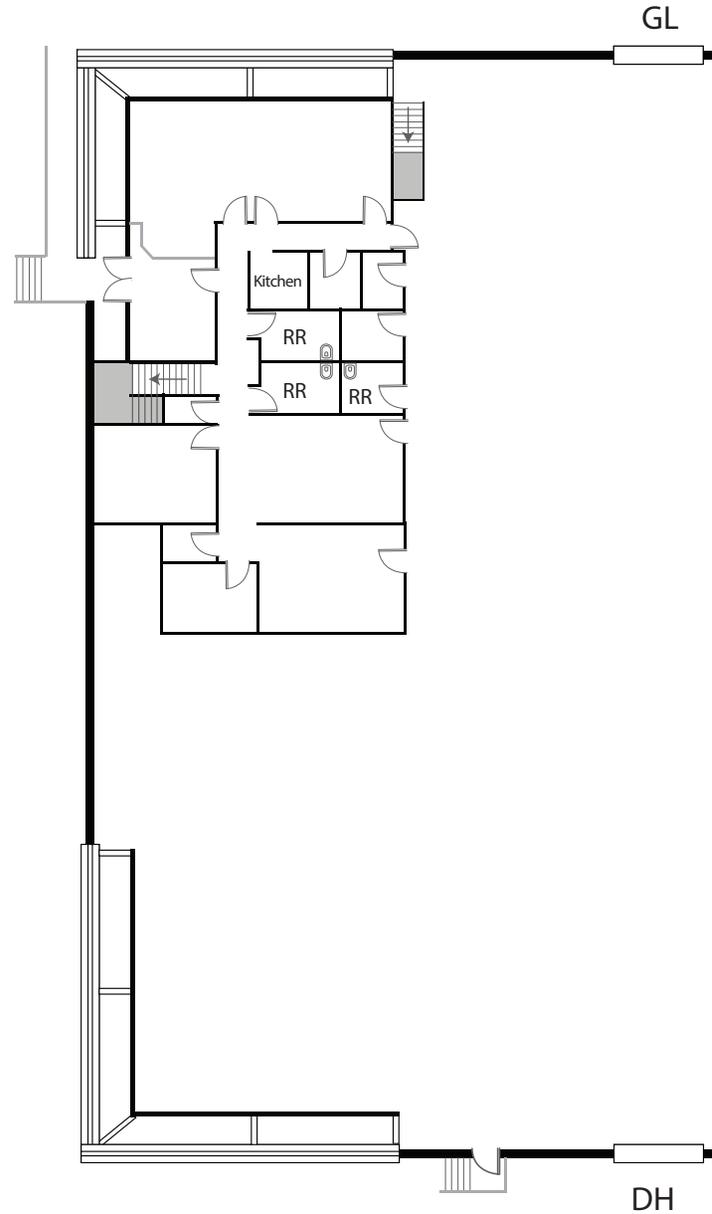
Address	Total SF	Asking Rate	Available
9420 Chivers Ave	15,941	\$1.59 \$1.85 NNN	Call Agent

Highlights

- High Image Concrete Tilt-Up Building
- 21' Clearance
- Dock High Loading with Load Leveler
- One Off Ramp North of Burbank
- Proximate to Burbank Airport, 5/210 Freeways
- Front of Business Park: Excellent Signage Opportunity

Specifications

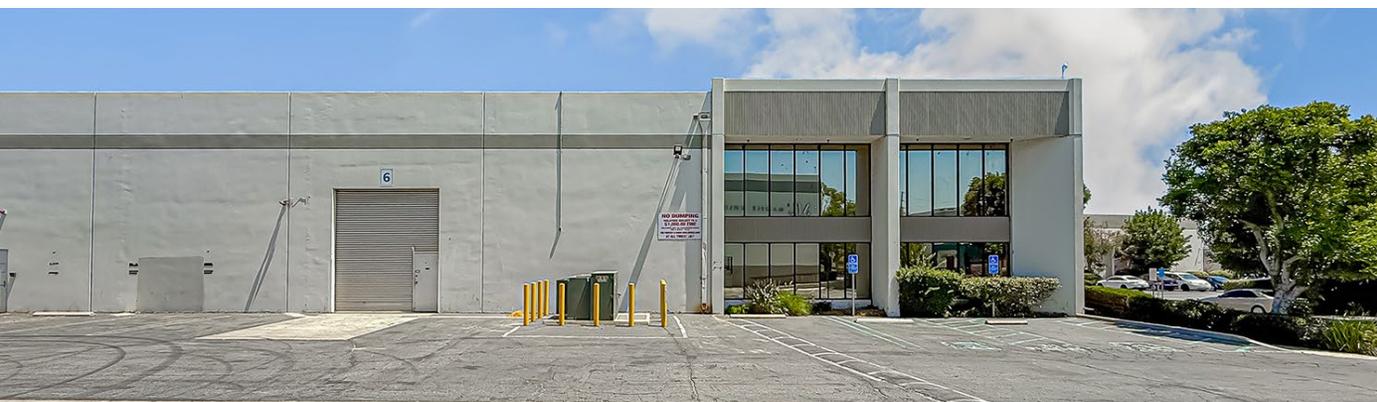
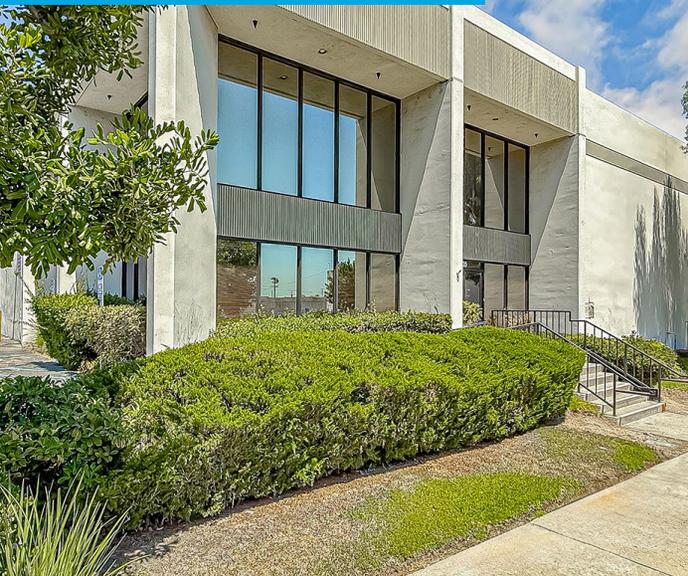
Available SF	15,941
Monthly Rent	\$25,346
Lease Rate/SF	\$1.59 \$1.85 NNN / Op.Ex. \$0.30
Office SF / #	5,304 / 9
Restrooms	4
DH Doors / Dim	1 / 12'x14'
GL Doors / Dim	1 / 12'x14'
Clear Height	21'
Sprinklered	Yes
Power	600A, 277/480V, 3Ph, 4W
Parking Spaces / Ratio	30 / 1.88:1
Zoning	MR1
Possession	Call Agent
To Show	Call Agent



Notes: Dock high door has load leveler. 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.

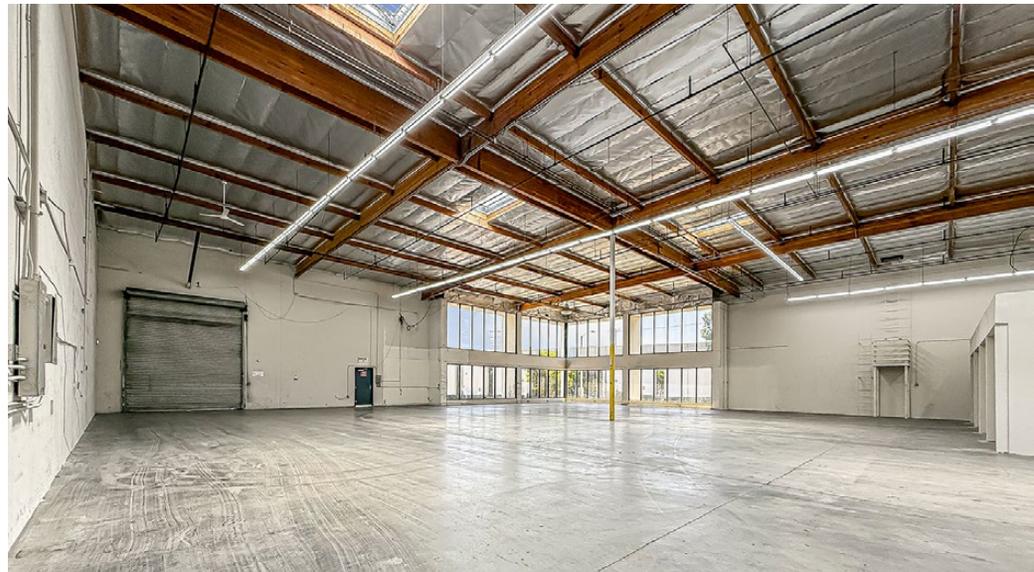
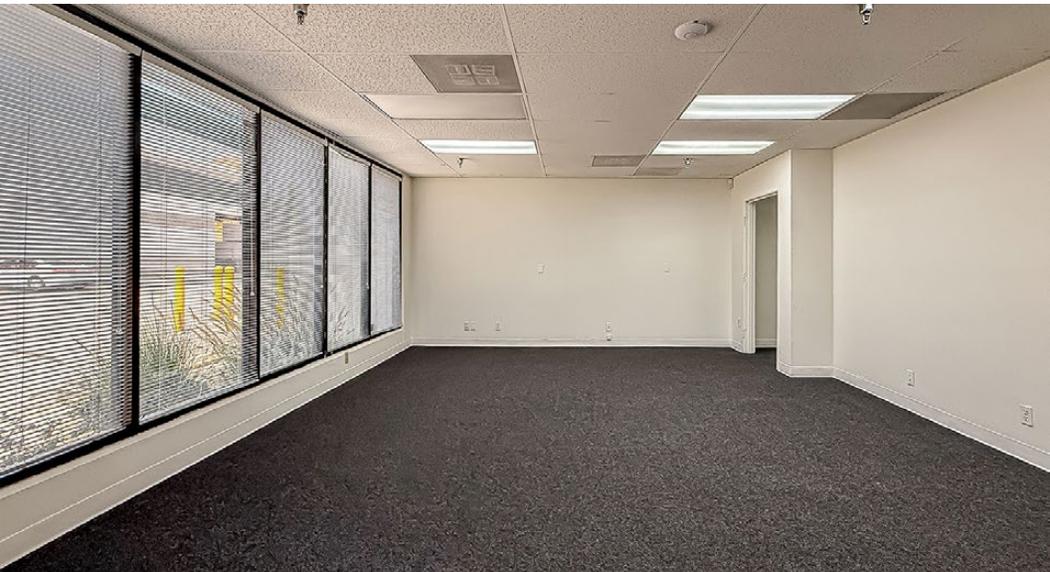
9420 Chivers Ave

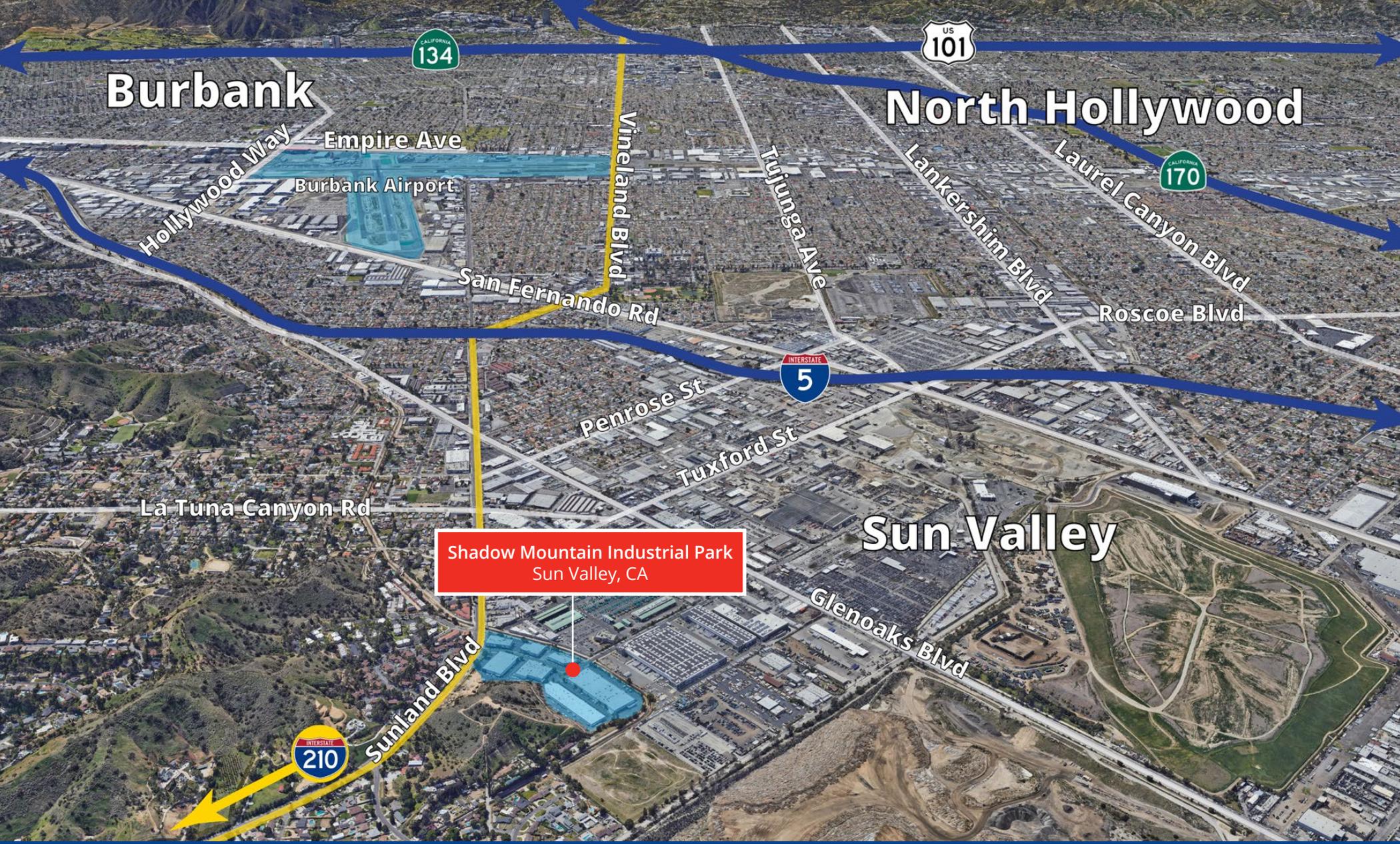
Exterior Photos



9420 Chivers Ave

Interior Photos





Shadow Mountain Industrial Park
Sun Valley, CA

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