

**5 MONTHS FREE RENT / EARLY  
OCCUPANCY FOR MINIMUM 5 YEAR  
LEASE COMMENCING IN 2024**



**Interior/Exterior Renovation Complete / 11 Dock High Loading Positions  
Excellent East SFV Location / Immediate I-5 Freeway Access  
For More Information Visit: [www.8430tujunga.com](http://www.8430tujunga.com)**



**71,547 SF AVAILABLE FOR LEASE**

**WAREHOUSE DISTRIBUTION FACILITY | AVAILABLE FOR IMMEDIATE OCCUPANCY**

**8430 Tujunga Avenue | Sun Valley, CA 91352**







[CLICK TO VIEW  
PROPERTY WEBSITE](#)

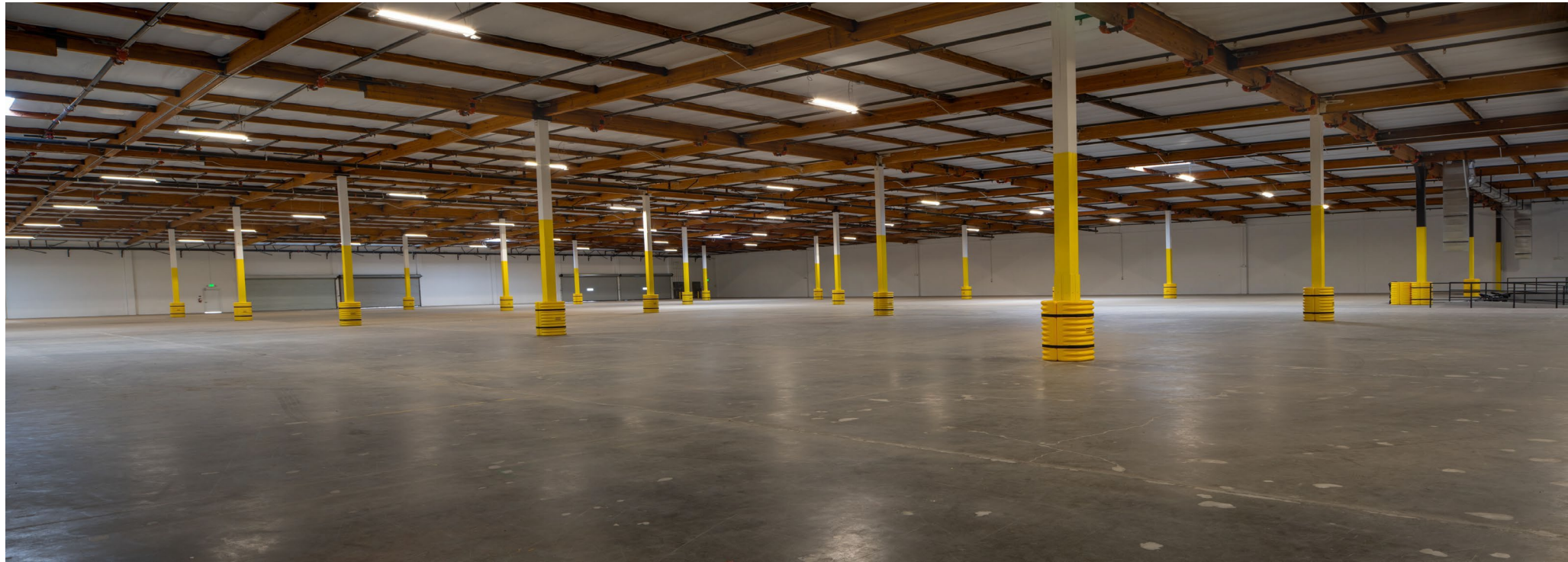
## PROPERTY HIGHLIGHTS

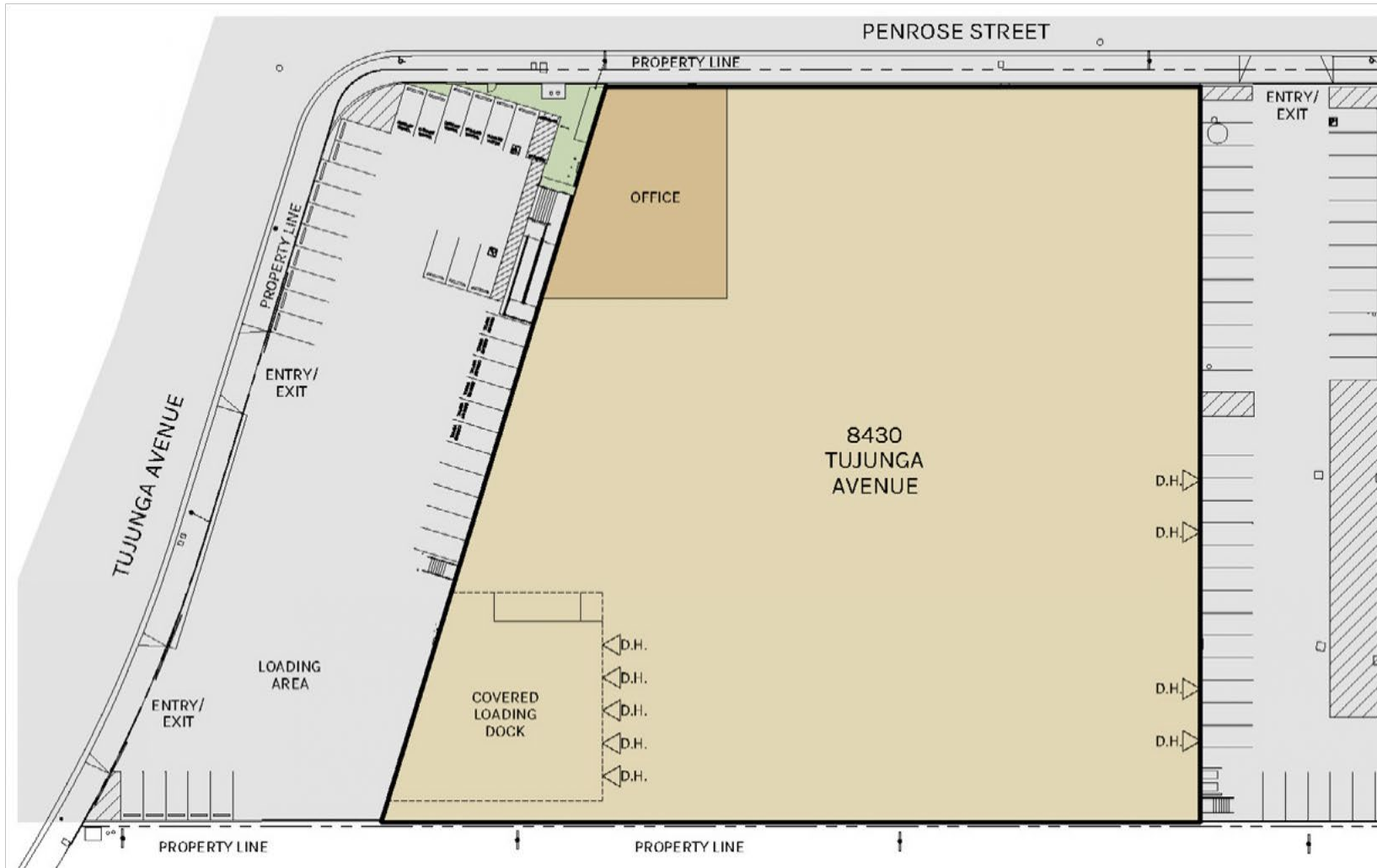
- 71,547 SF Industrial Warehouse
- 4,100 SF Brand New Office Space
- 20'-22' Clear Height
- Sprinkler: ESFR K-25
- 11 Dock High Loading Positions
- 1 Grade Level Loading Position
- Enhanced Façade/Entry with 8' wrought iron gates
- Skylights & LED Lighting
- 4,800 AMPS Total (Four (4) 1,200 AMP panels - 120/240V)
- Secured and Paved Front Yard and Loading Area
- Immediate (5) Freeway Access via Penrose Street On/Off Ramp











**WAREHOUSE**  
67,447 SF

**OFFICE**  
4,100 SF

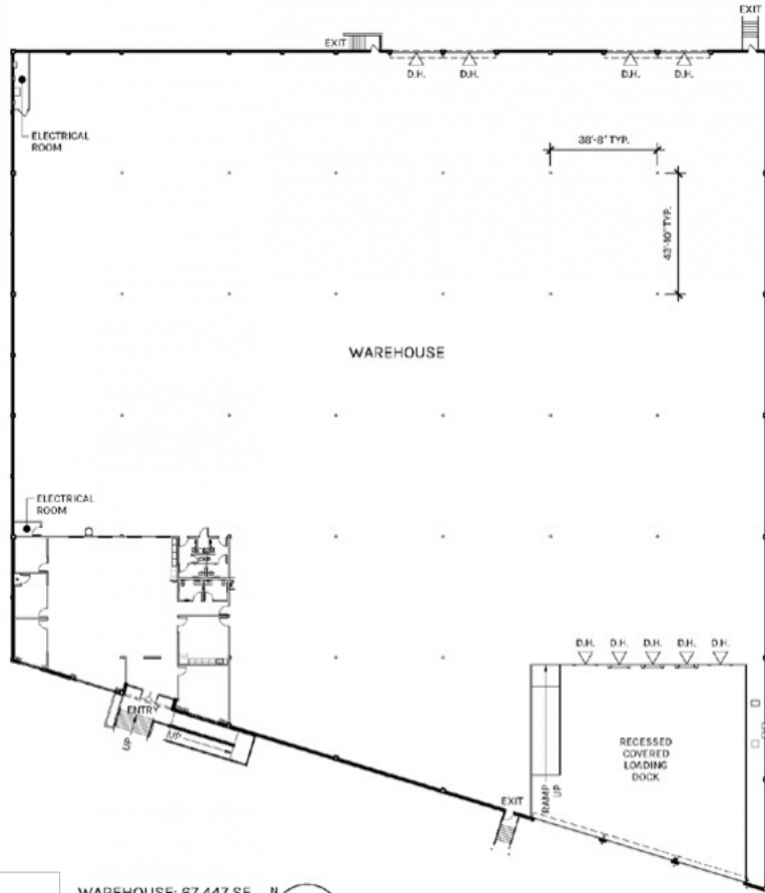
**TOTAL**  
71,547 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.





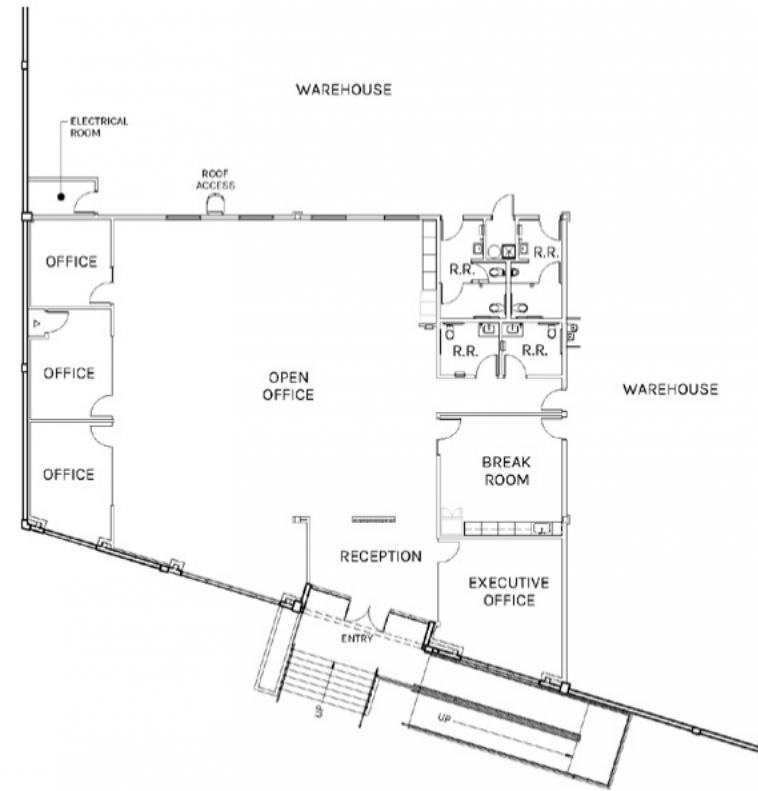
## Overall Floor Plan



WAREHOUSE: 67,447 SF  
OFFICE: 4,100 SF  
TOTAL: 71,547 SF



## Office Floor Plan



WAREHOUSE: 67,447 SF  
OFFICE: 4,100 SF  
TOTAL: 71,547 SF



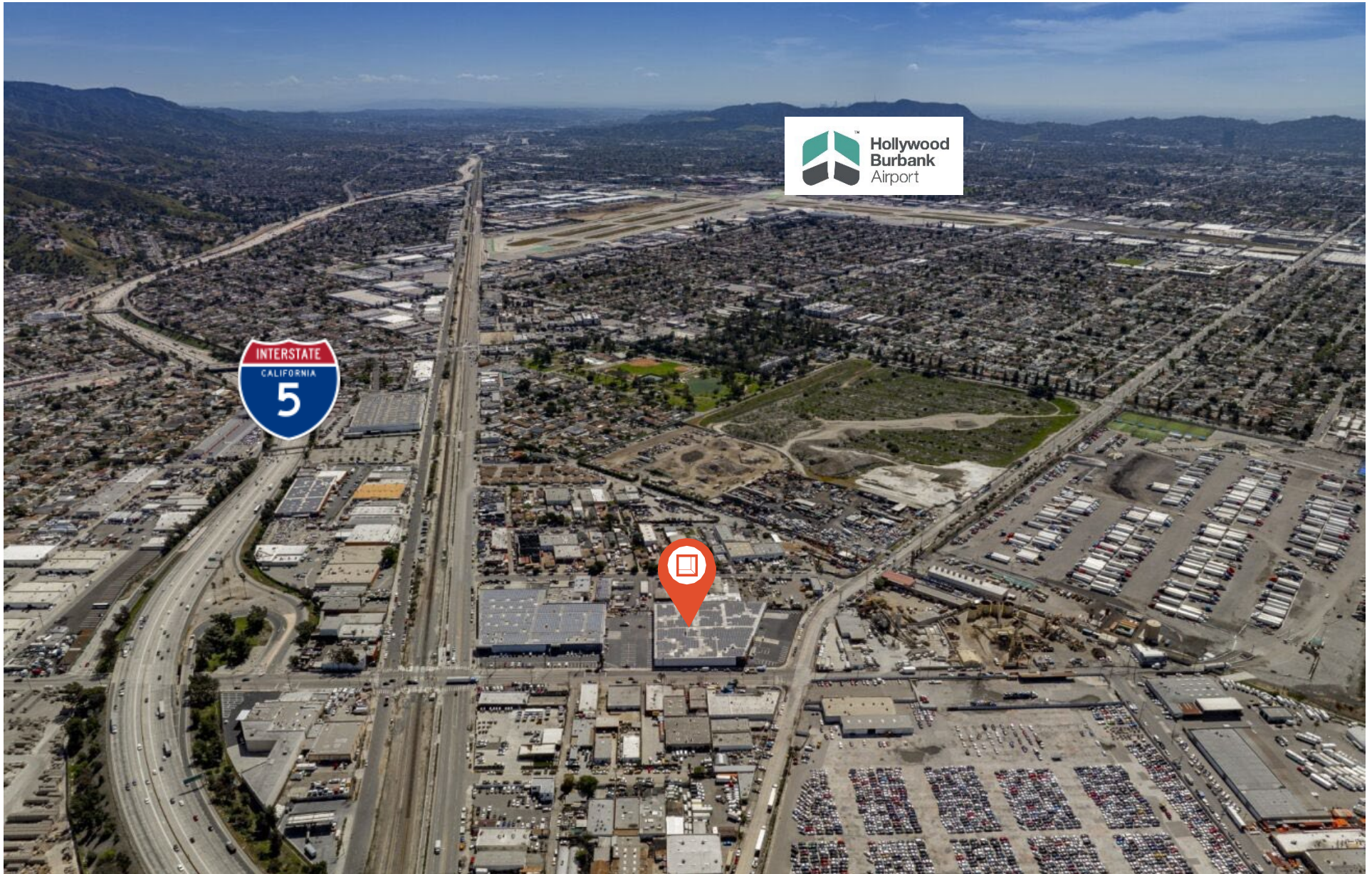
**WAREHOUSE**  
67,447 SF

**OFFICE**  
4,100 SF

**TOTAL**  
71,547 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

















**Rexford  
Industrial**

## Leasing Contacts

### **PAUL SIMS**

Director  
213.955.5153  
[paul.sims@cushwake.com](mailto:paul.sims@cushwake.com)  
LIC # 02007631

### **CHRISTOLLES**

Executive Managing Director  
213.955.5129  
[chris.tolles@cushwake.com](mailto:chris.tolles@cushwake.com)  
LIC # 01459899

### **ERIK LARSON**

Executive Managing Director  
213.955.5126  
[erik.larson@cushwake.com](mailto:erik.larson@cushwake.com)  
LIC # 01213790

### **ROBIN DODSON**

Executive Managing Director  
213.955.6460  
[robin.dodson@cushwake.com](mailto:robin.dodson@cushwake.com)  
LIC # 00956329

