

Available SF 1,500 SF

Industrial For Lease

Building Size 13,750 SF



Address: 11800 Sheldon St, Unit B-1, Sun Valley, CA 91352

Cross Streets: San Fernando Rd/Sheldon St

Clean Functional Warehouse Space
Air Conditioned 14' High Warehouse
Gated and Secure Business Park
No CAM Fee

Lease Rate/Mo:	\$2,475	Sprinklered:	No	Office SF / #:	350 SF / 2
Lease Rate/SF:	\$1.65	Clear Height:	14'	Restrooms:	1
Lease Type:	Gross	GL Doors/Dim:	1 / 12'x12'	Office HVAC:	Heat & AC
Available SF:	1,500 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	1,500 SF	A: 200 V: 0: W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	250 SF
Term:	3 Years	Const Status/Year Blt:	Existing / 1981	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Yes	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 3 / Ratio:	2.0:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Office	Market/Submarket:	East SFV
Zoning:	M2			APN#:	2538-003-034

Listing Company: Delphi Business Properties, Inc.

Agents: [David Hoffberg, SIOR 818-933-7117](mailto:david@go2delphi.com)

Listing #: 44479368

Listing Date: 03/09/2026

FTCF: CB250N000S000

Notes: Lessee responsible to have a licensed electrician confirm electrical service prior to signing lease & confirm zoning allows intended business use.

