



7900 SAN FERNANDO RD UNIT A, SUN VALLEY, CA 91352

INDUSTRIAL



FOR LEASE
OFFERING MEMORANDUM



● SITE DESCRIPTION

IKON Properties is proud to present an excellent opportunity to lease 7900 San Fernando Road, Unit A, Sun Valley, CA 91352, a well-located industrial space in one of the San Fernando Valley's most established industrial submarkets. Positioned along San Fernando Road, the property offers outstanding accessibility for warehouse, distribution, light manufacturing, contractor, and service-related businesses.

The available unit features a functional combination of warehouse and office space, providing flexibility for a variety of industrial and commercial operations. Its efficient layout and convenient loading capabilities make it well-suited for businesses seeking practical, adaptable space in a high-demand industrial corridor.

Strategically located with convenient access to Interstate 5, State Route 170, Interstate 210, and State Route 118, the property provides excellent connectivity throughout the San Fernando Valley, Burbank, Glendale, Downtown Los Angeles, and surrounding markets. Surrounded by a strong concentration of industrial and commercial businesses, this location offers an ideal setting for companies looking to expand or relocate.

The tenant is responsible for independently verifying all information contained herein, including but not limited to square footage, zoning, permitted uses, and property features.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.



PROPERTY TYPE
Industrial



RATE
\$9,500/month



AVAILABLE SPACE
5,000 SF



CEILING HEIGHT
20'



SLIDING DOOR
16' x 16'



POWER
600 AMPS



PARKING
4 Spaces (2 Tandem)



ZONING
LAMR1



PROPERTY HIGHLIGHTS

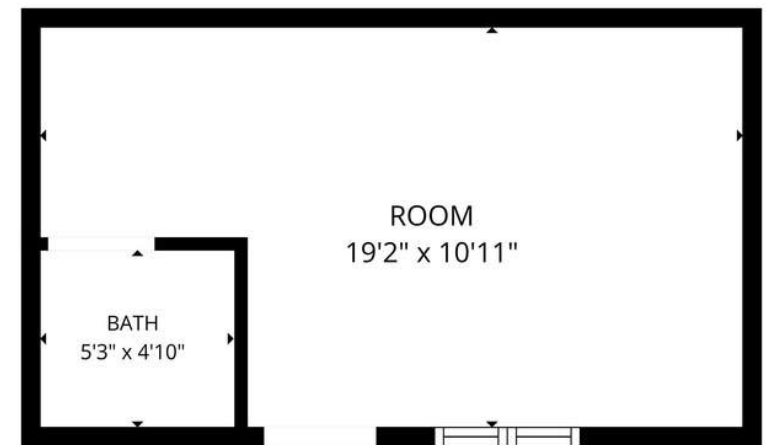
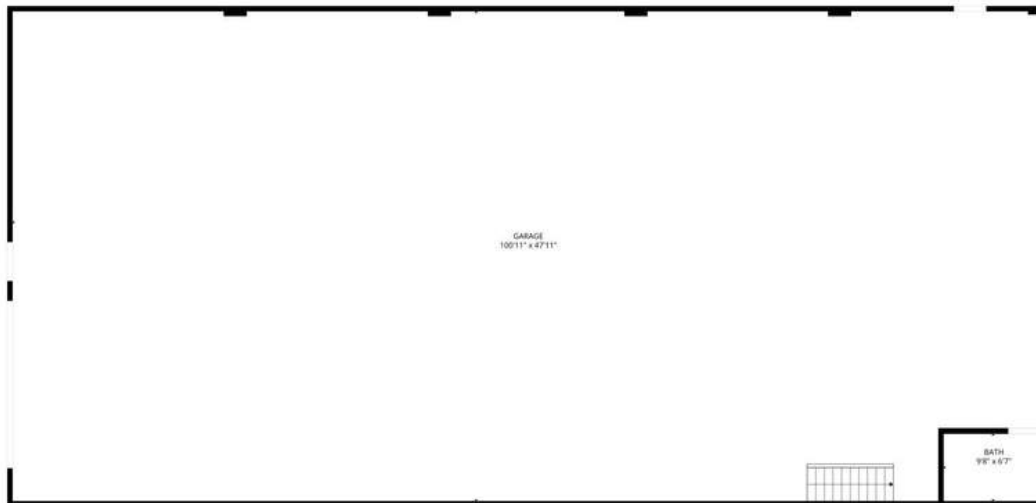
- **20' clear ceiling heights** providing ample vertical clearance for warehousing, racking systems, light manufacturing, and a variety of industrial operations.
- **16' x 16' sliding loading door** allowing efficient loading, unloading, and access for trucks, equipment, and oversized deliveries.
- **Excellent regional connectivity** with convenient access to Interstate 5, State Route 170, Interstate 210, and State Route 118.
- **Strategically located** near Burbank Airport, major distribution corridors, and the greater Los Angeles industrial market.
- **Ideal for warehouse, distribution, light manufacturing, contractor, logistics, storage, and service-oriented users**, subject to zoning and landlord approval.



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FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.

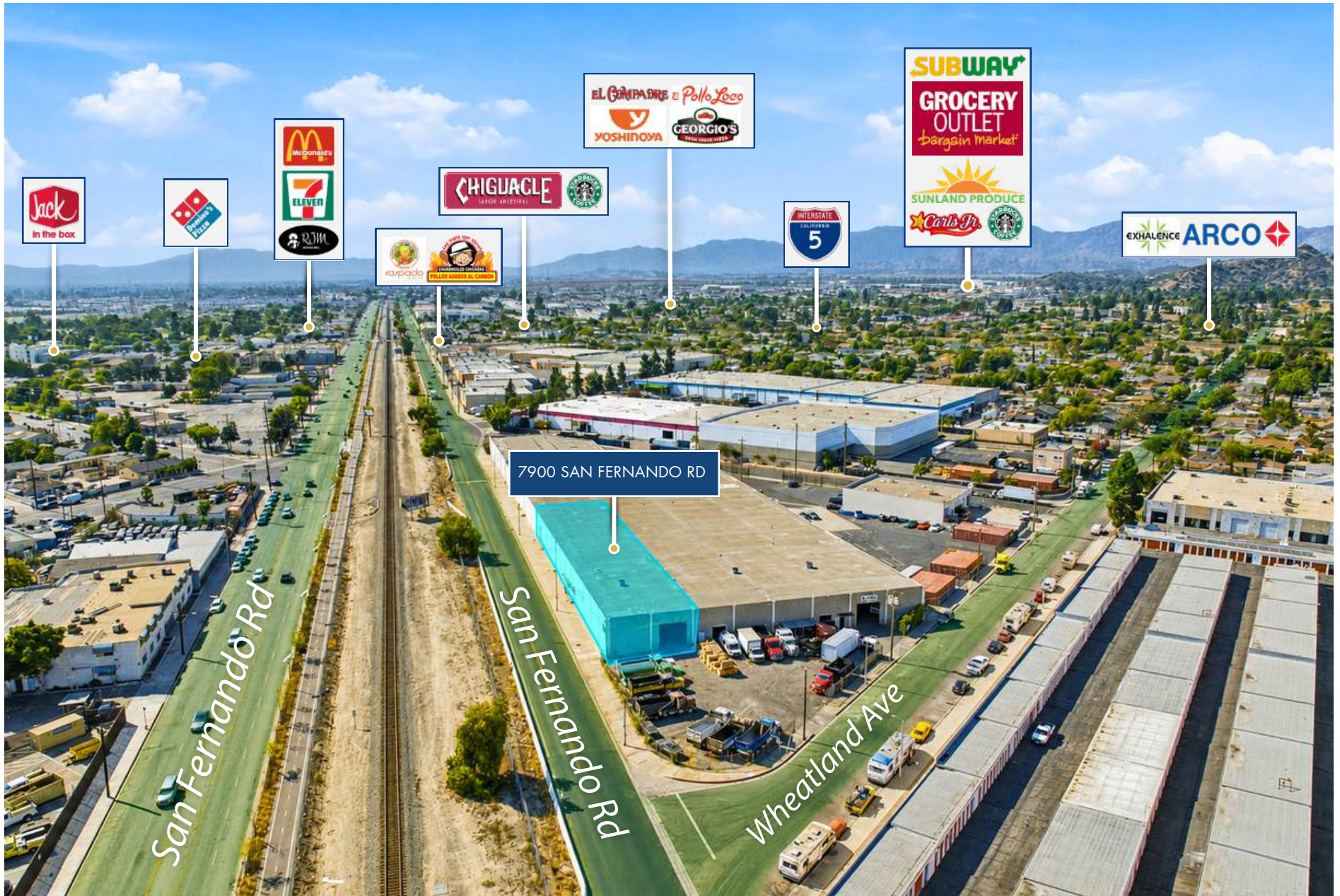


All information are reliable but not guaranteed. Tenant to verify.

PROPERTY PHOTOS



RETAIL MAP



AERIAL MAP

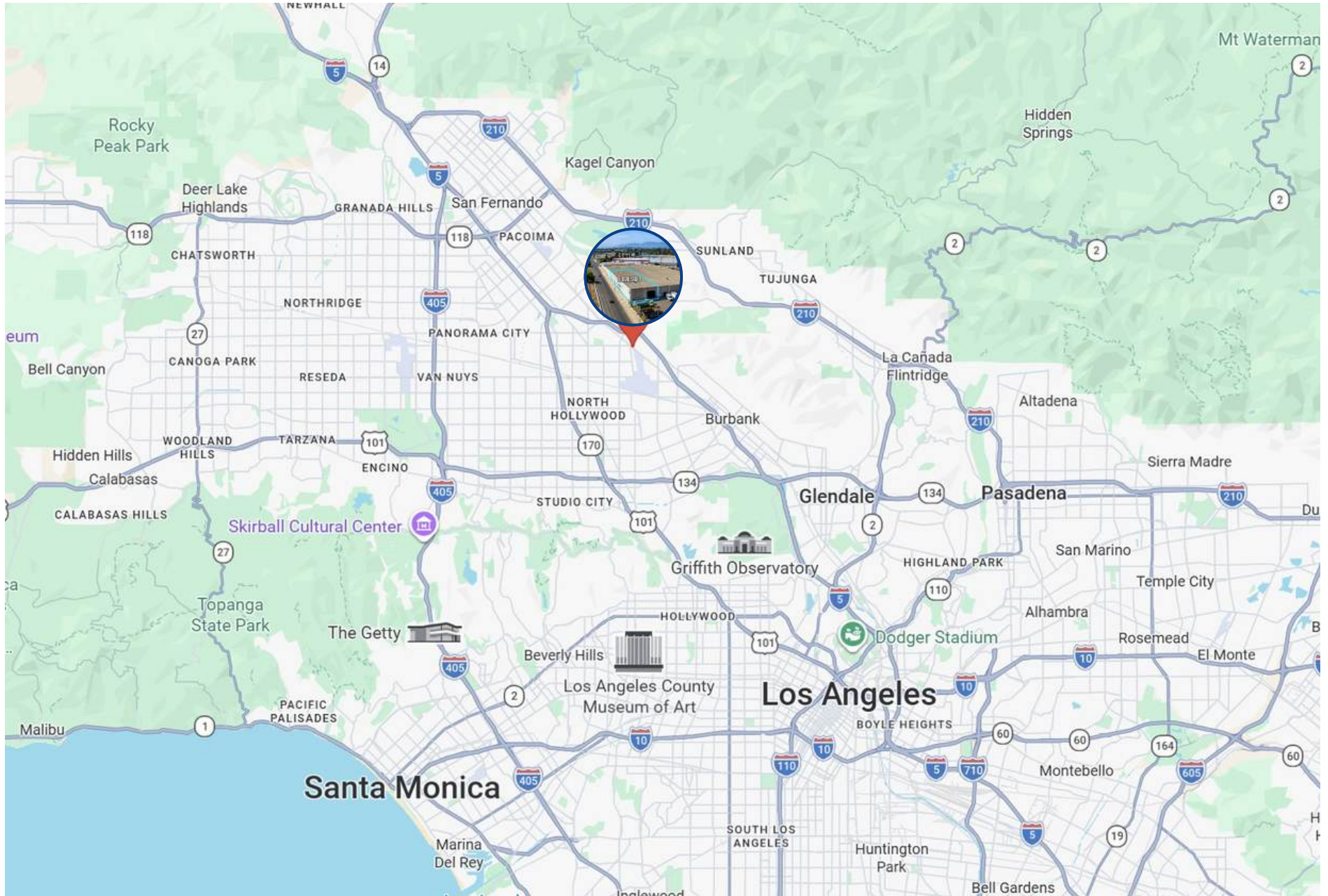
LOCATED ALONG SAN FERNANDO ROAD IN THE HEART OF SUN VALLEY'S ESTABLISHED INDUSTRIAL DISTRICT, 7900 SAN FERNANDO ROAD, UNIT A OFFERS A STRATEGIC LOCATION WITH EXCELLENT ACCESS TO INTERSTATE 5, STATE ROUTE 170, INTERSTATE 210, AND STATE ROUTE 118. THE PROPERTY PROVIDES OUTSTANDING CONNECTIVITY THROUGHOUT THE SAN FERNANDO VALLEY, BURBANK, GLENDALE, DOWNTOWN LOS ANGELES, AND THE GREATER SOUTHERN CALIFORNIA REGION. SURROUNDED BY A STRONG CONCENTRATION OF INDUSTRIAL, WAREHOUSE, MANUFACTURING, LOGISTICS, CONTRACTOR, AUTOMOTIVE, AND SERVICE-RELATED BUSINESSES, THE LOCATION IS IDEALLY POSITIONED TO SUPPORT A WIDE RANGE OF COMMERCIAL AND INDUSTRIAL OPERATIONS.

7900 SAN FERNANDO RD

Wheatland Ave

Lorne St

LOCATION MAP





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