



For Lease or Sale

19,105 SF Food Processing Facility

2021 1st St
San Fernando, CA 91340



Accelerating success.

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Colliers

505 N Brand Blvd
Suite 1120
Glendale, CA 91203

www.colliers.com

Building Highlights



FDA & SQF Certified Facility



8,100 SF of Refrigerated Area



Processing / Cooling / Freezer & Kitchen Areas



Dock High & Ground Level Loading



Fenced Yard

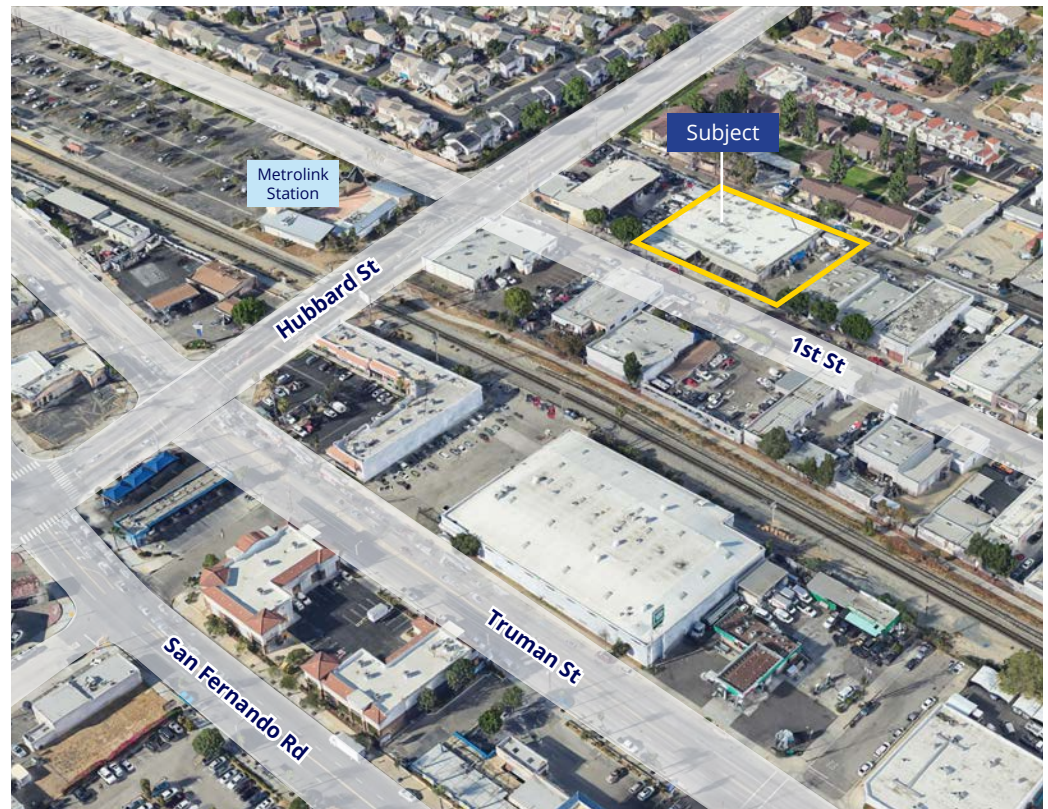


Walking Distance to Metrolink Station



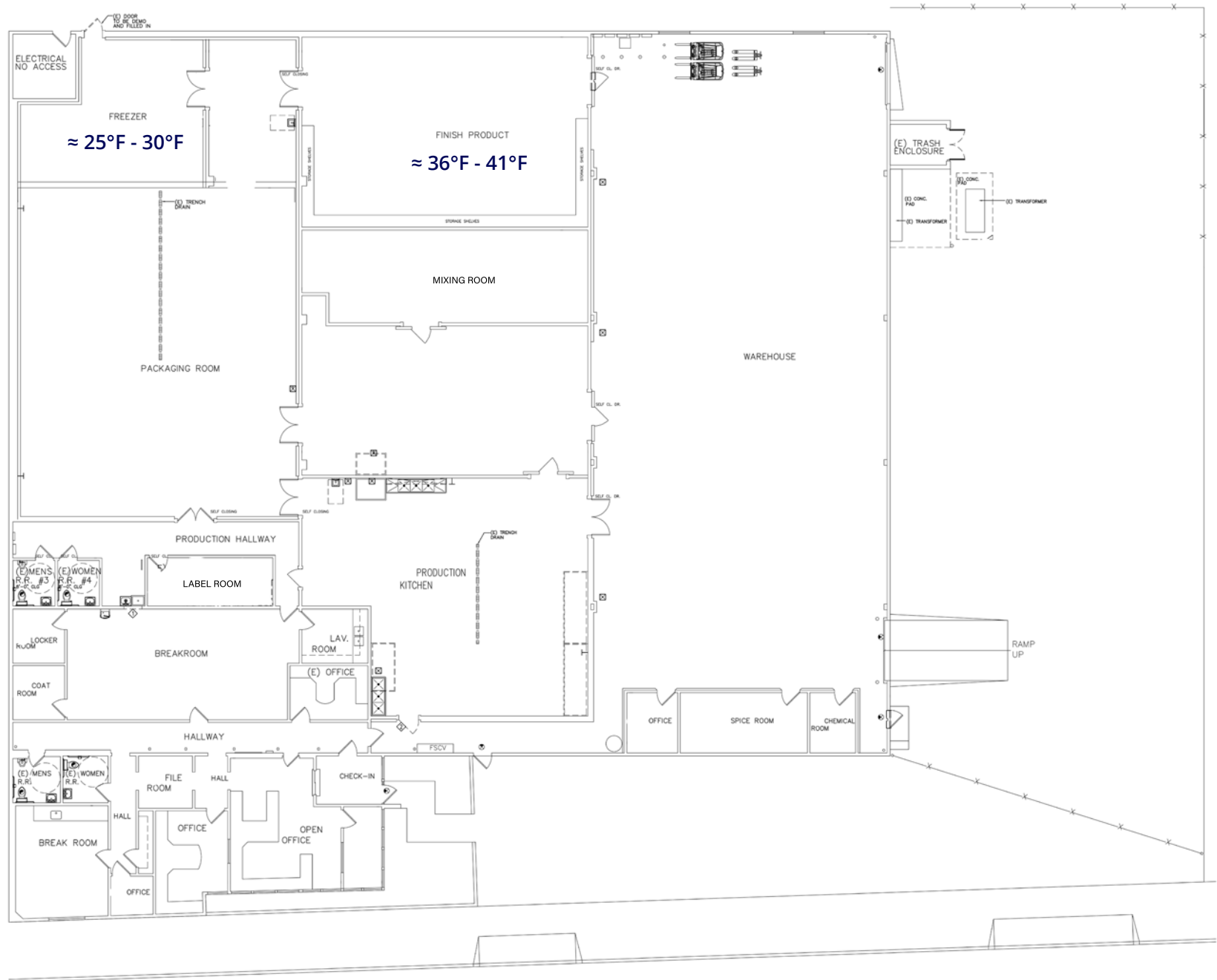
Easy Access to 5, 210, 118 & 405 Freeways

Available SF	19,105
Sale Price	\$7,546,475
Sale Price/SF	\$395.00
Monthly Rent	\$36,108.00
Lease Rate/SF	\$1.89 NNN / Op.Ex. \$0.65
Lot Size	0.68 AC / 29,621 SF
Clear Height	11'
DH Doors / Dim	1 / 10'x10'
GL Doors / Dim	1 / 10'x10'
Power	1200A, 120/208V, 3Ph, 4W
Parking Spaces / Ratio	24 / 1.26:1
Office SF / #	2,940 / 7
Restrooms	4
Sprinklered	Yes
Yard	Fenced / Paved
Zoning	M1
Possession	60 Days
To Show	Call Agent



Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant or Buyer is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning.

Layout



Photos



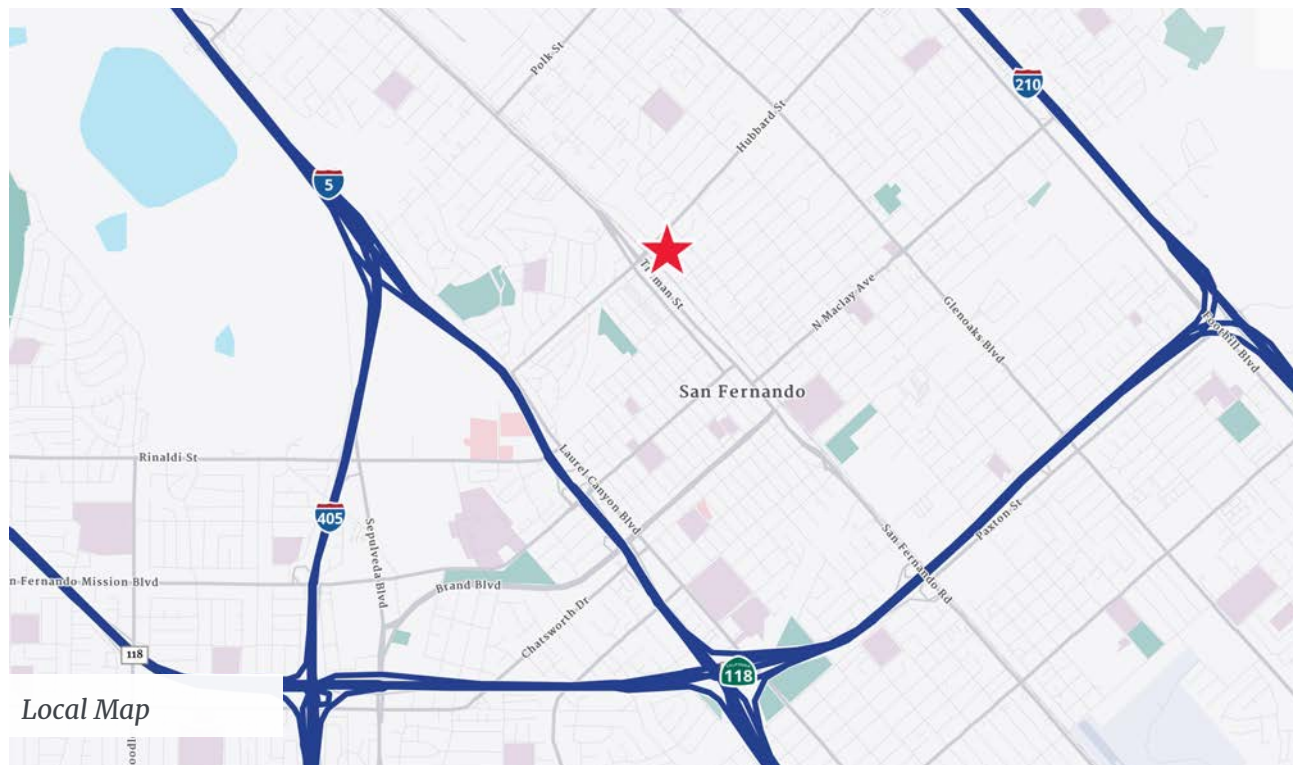
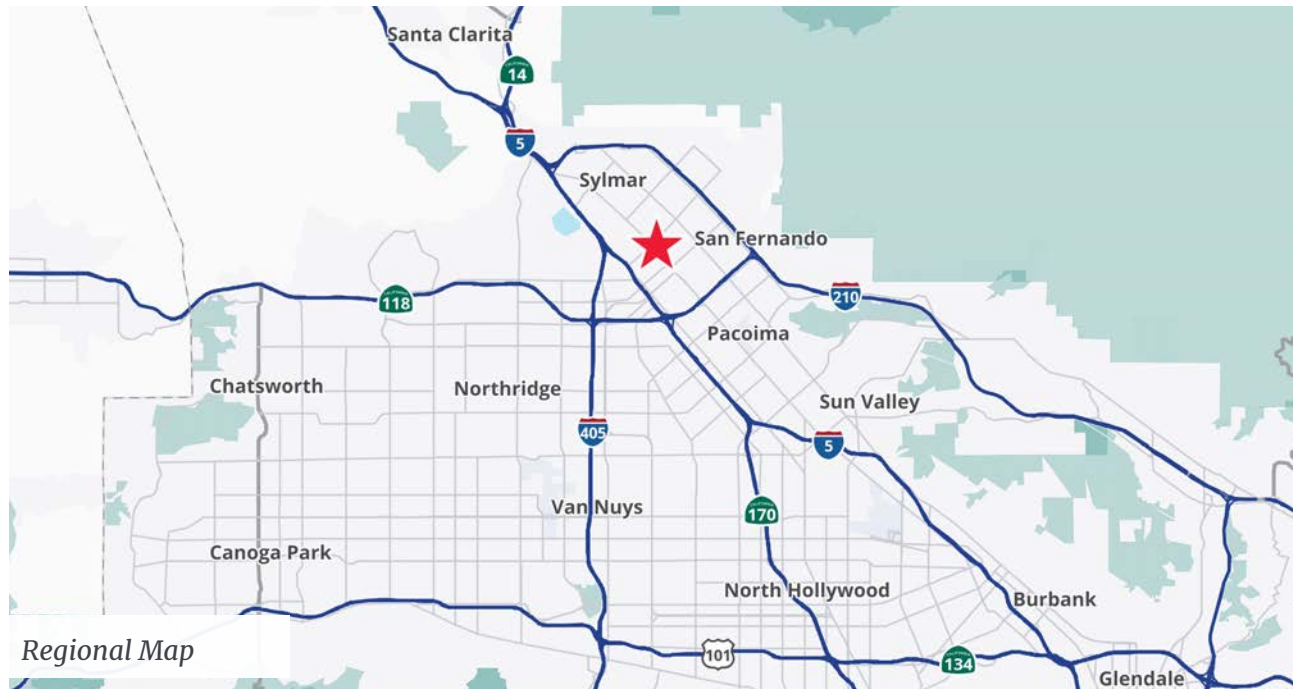
Photos



Freeway Access Map



Location Maps





Accelerating success.

Contact Info

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Colliers

505 N Brand Blvd
Suite 1120
Glendale, CA 91203

www.colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers