

462

E. 5TH ST.

SAN FERNANDO, CA



±26,102 SF FREE STANDING INDUSTRIAL
BUILDING FOR LEASE

CBRE

THE HIGHLIGHTS



Prime San Fernando Valley Location

Situated near major freeways, including the I-5 and 118, making it easily accessible for transportation, logistics and distribution operations



3 Dock-High Loading Doors

Supports simultaneous truck activity for efficient freight operations



17' Clear Height

Accommodates standard racking and forklift configurations



400-Amp Power

Sufficient for a wide range of light industrial and warehouse uses



M1 (Light Industrial) Zoning

Permits manufacturing, assembly, warehousing, distribution, and more



PROPERTY DETAILS

RENTABLE SF:
±26,102 SF

CLEARANCE HEIGHT:
17'

DOCK HIGH LOADING:
3

POWER:
400 Amps

PARKING:
40

ZONING:
M1

Lease Rate:
**Teaser rate of \$0.90/SF IG for
the first 6 months, followed by
\$1.39/SF IG for the following 6
months***

**Offer valid for leases executed by July 31, 2026*



THE LOCATION



Minutes From

Hollywood Burbank Airport and major film & entertainment studios



Steps From Downtown

San Fernando Mall, restaurants, banking, and local retail on Maclay Ave.



Freeway Access

Direct access to the I-5 and I-18 Freeways, connecting the entire San Fernando Valley



Major Services Nearby

Kaiser Permanente Panorama City Medical Center and LA Mission College within 6 miles



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Van Nuys Airport



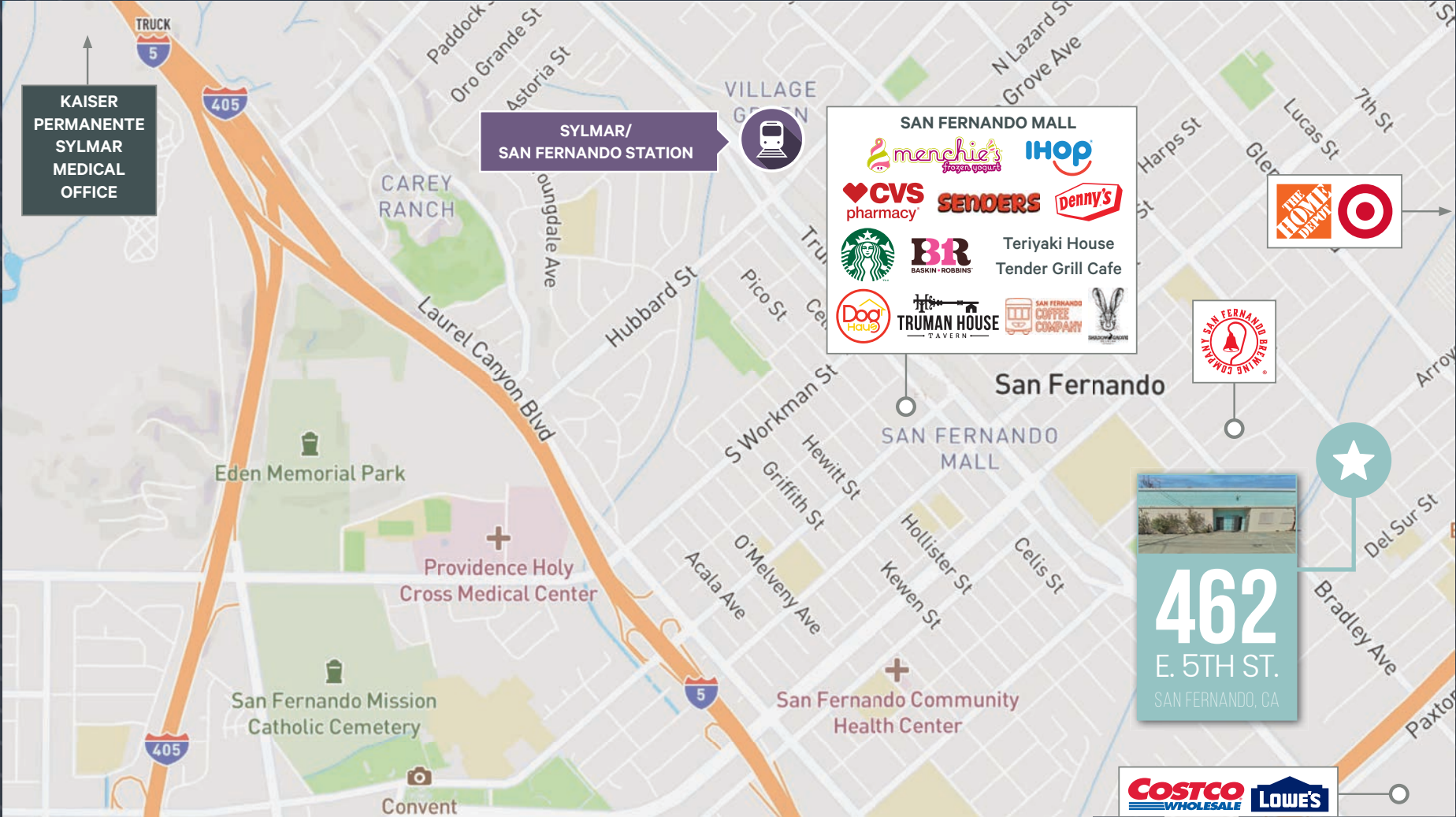
Hollywood Burbank Airport



LAX



AMENITY MAP



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FOR MORE INFORMATION, PLEASE CONTACT:

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VIRTUAL TOUR 360°

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