

Available SF 11,200 SF

Industrial For Sale

Building Size 11,200 SF



**Address:** 1947 1st St, San Fernando, CA 91340

**Cross Streets:** Hubbard St/1st St

Two Side By Side Buildings  
1600 Amps Distributed Electrical Service  
Alley Served Fenced Rear Yard  
City of San Fernando

**Sale Price:** \$2,950,000.00  
**Sale Price/SF:** \$263.39  
**Available SF:** 11,200 SF  
**Prop Lot Size:** 0.34 Ac / 14,661 SF  
**Taxes:** \$9,082 / 2024  
**Yard:** Fenced  
**Zoning:** SP-5

**Sprinklered:**  
**Clear Height:** 12' - 17'  
**GL Doors/Dim:** 2 / 1 (10'x9'), 1 (14'x14')  
**DH Doors/Dim:** 0  
**A: 1600 V: 0: 3 W:**  
**Construction Type:** Framed  
**Const Status/Year Blt:** Existing / 1956R60

**Office SF / #:** 4,000 SF / 13  
**Restrooms:** 4  
**Office HVAC:**  
**Finished Ofc Mezz:** 1,600 SF  
**Include In Available:** Yes  
**Unfinished Mezz:**  
**Include In Available:**  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** East SFV  
**APN#:** 2520002017

**Whse HVAC:**  
**Parking Spaces:** / Ratio:  
**Rail Service:**  
**Specific Use:** Manufacturing

**Listing Company:** Delphi Business Properties, Inc.  
**Agents:** [David Hoffberg, SIOR 818-933-7117](mailto:david@go2delphi.com)

**Listing #:** 40614680 **Listing Date:** 06/21/2024 **FTCF:** CB000N000S200

**Notes:** Electrical service consists of 1200A / 240V / 3P and 400A / 480V / 3P. Lessee is responsible to have a licensed electrician confirm service.

