

7100 Hayvenhurst Ave Van Nuys, CA 91406 | 818-780-7878

Delphi Business Properties, Inc.

Building Size 11,200 SF



Address: Cross Streets:

1947 1st St, San Fernando, CA 91340 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	Sprinklered:		Office SF /	ŧ :	4,000 SF / 13
Sale Price/SF:	\$263.39	Clear Height:	12' - 17'	Restrooms:		4
Available SF:	11,200 SF	GL Doors/Dim:	2 / 1 (10'x9'), 1 (14'x14')	Office HVAC:		
Prop Lot Size:	0.34 Ac / 14,661 SF	DH Doors/Dim:	0	Finished Ofc Mezz:		1,600 SF
Taxes:	\$9,082 / 2024	A: 1600 V: 0: 3 W:		Include In Available: Yes		Yes
Yard:	Fenced	Construction Type:	Framed	Unfinished Mezz:		
Zoning:	SP-5	Const Status/Year Blt:	Existing / 1956R60	Include In Available:		
				Possession:		COE
		Whse HVAC:		Vacant:		No
		Parking Spaces:	/ Ratio:	To Show:		Call broker
		Rail Service:		Market/Submarket:		East SFV
		Specific Use:	Manufacturing	APN#:		2520002017
Listing Company:	Delphi Business Properties, Inc.					
Agents:	David Hoffberg, SIOR 818-933-7117					
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.						

DELPHI BUSINESS PROPERTIES, INC.





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