



Burbank's Premier Business Environment... in Sun Valley!

Shadow Mountain Industrial Park

Sun Valley, CA

A 247,465 square foot business park featuring 7 High-Image Concrete Tilt-Up Buildings in a Fully Landscaped Environment

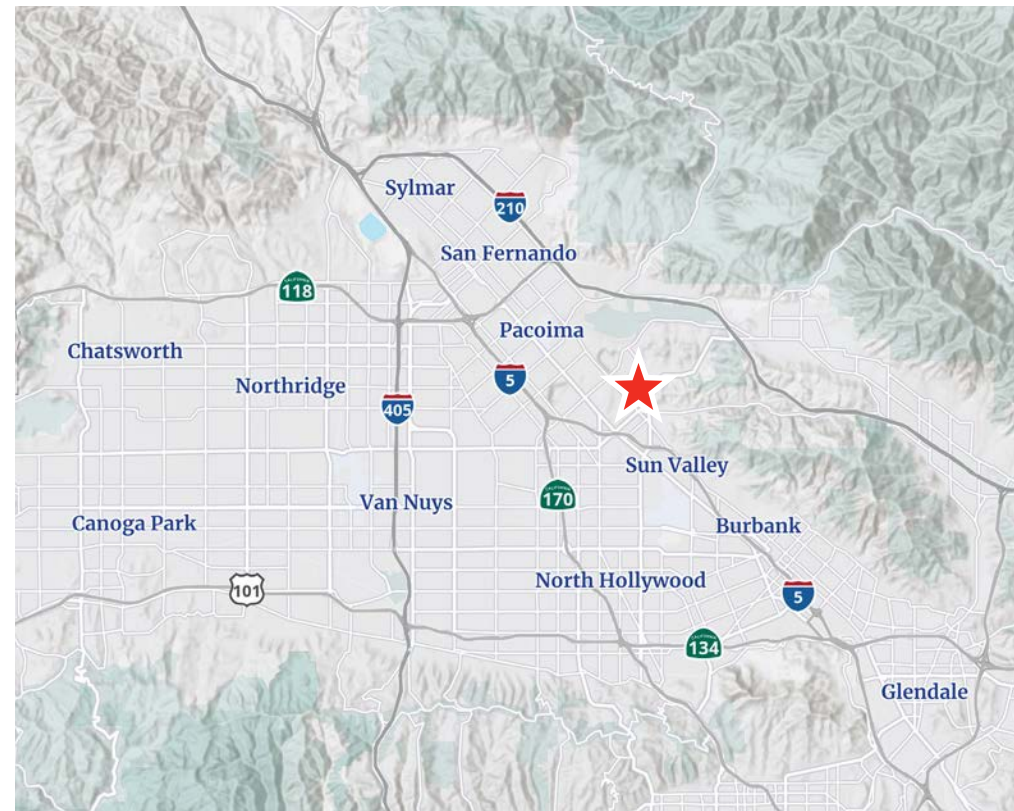
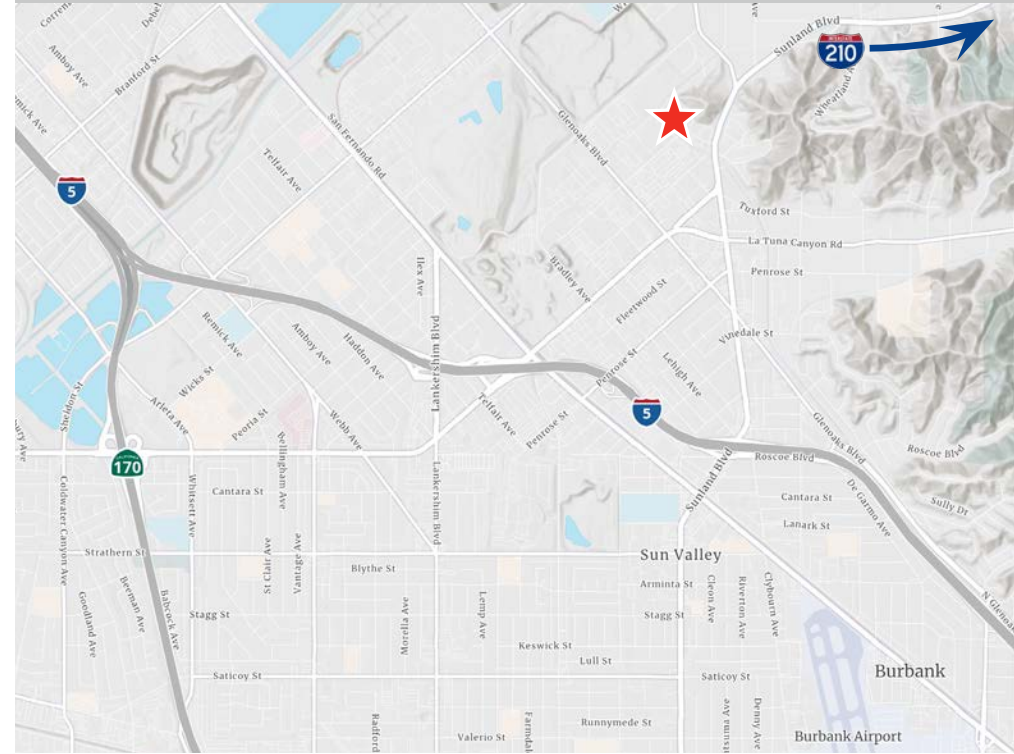


10951 Pendleton St
21,947 SF
 Available for Lease

Shadow Mountain Industrial Park

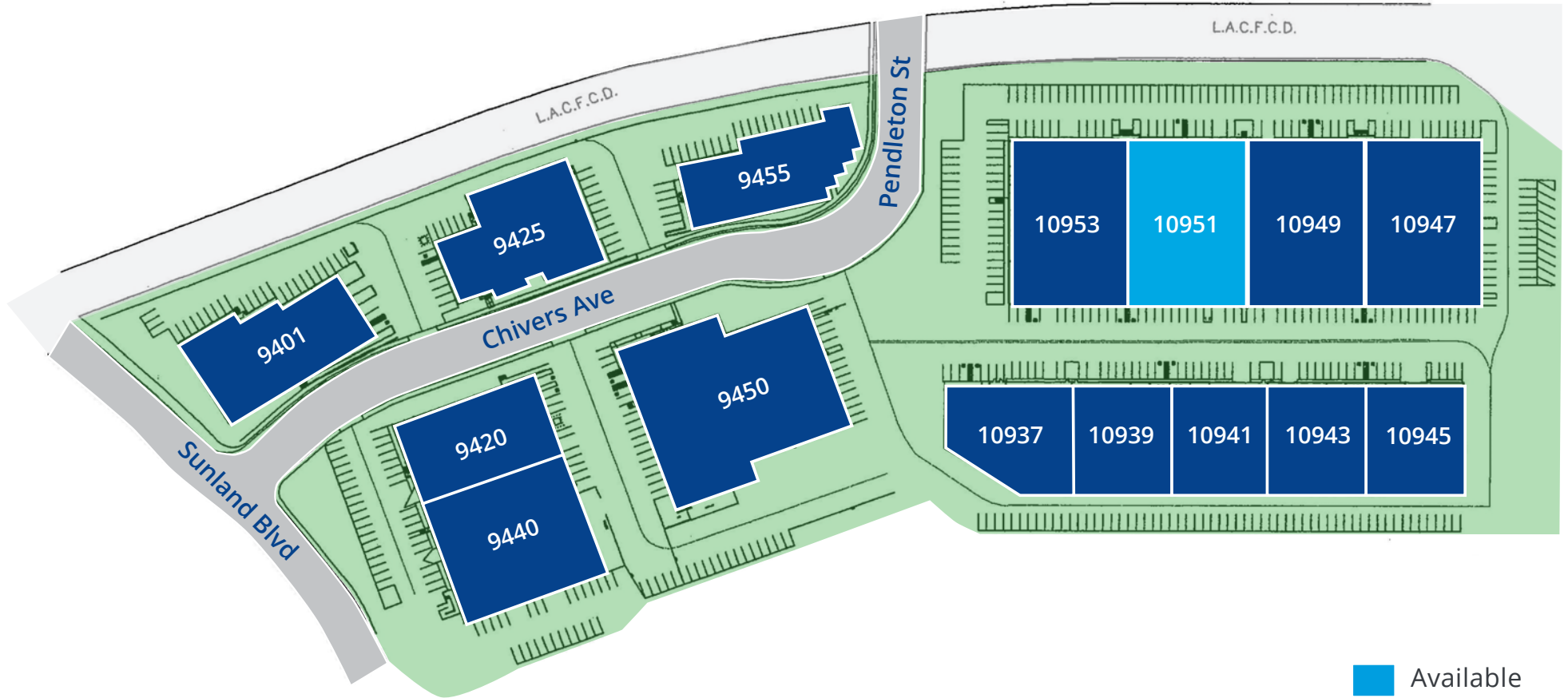
Overview

- Located Minutes From Top Entertainment Industry Studios
- Modern Concrete Tilt-Up Buildings
- Ground-Level and Dock-High Loading
- High Bay Warehouse (20'-22' Minimum Clearance)
- Landscaped Business Park Atmosphere
- Strategically Located Near the 5, 210, 170, and 118 Freeways
- Minutes to Burbank Airport; Easy Access to LAX, Ports of Los Angeles and Long Beach
- Attractive Office Buildout
- Sprinklered Buildings
- Expansion Capabilities for Growing Companies
- Corporate Neighbors
- Some Buildings Have Private, Gated Yards



Shadow Mountain Industrial Park

Site Plan



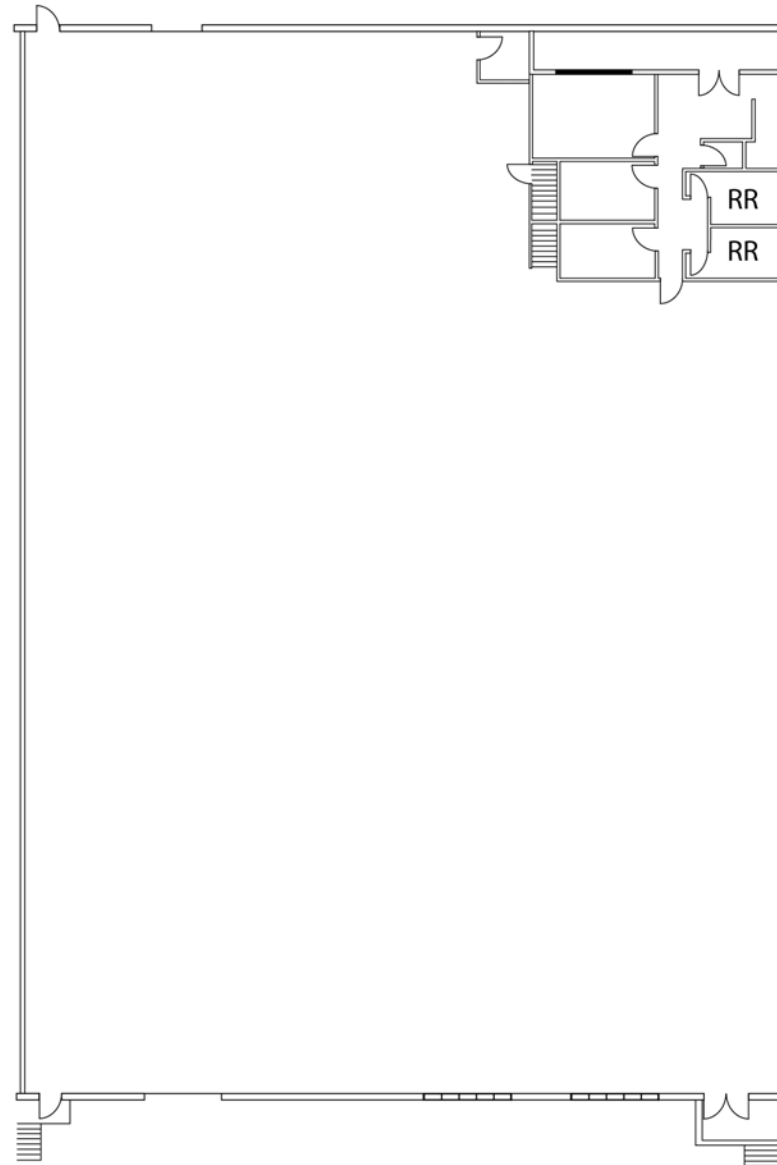
Available

Address	Total SF	Asking Rate	Available
10951 Pendleton St	21,947	\$1.78 NNN	Immediate

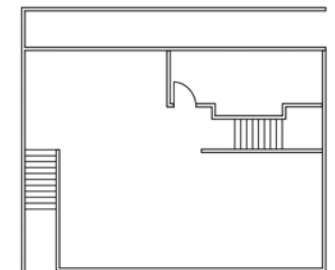
10951 Pendleton St

Property Information

Available SF	21,947
Monthly Rent	\$39,065.66
Lease Rate/SF	\$1.78 NNN / Op.Ex. \$0.28
Clear Height	21'
DH / GL Doors	1 / 1
Power	400A, 277/480, 3Ph, 4W
Parking Spaces	38 / 1.73:1 (Ratio)
Office SF / #	2,600 / 5
Restrooms	2
Sprinklered	Yes
Zoning	M1
To Show	Call Agent



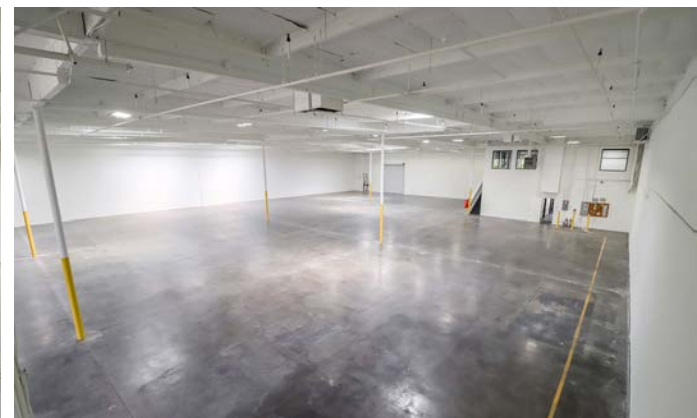
2nd Floor Office Plan



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

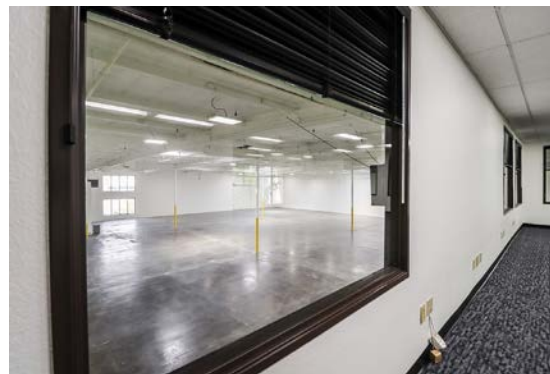
Exterior & Warehouse Photos

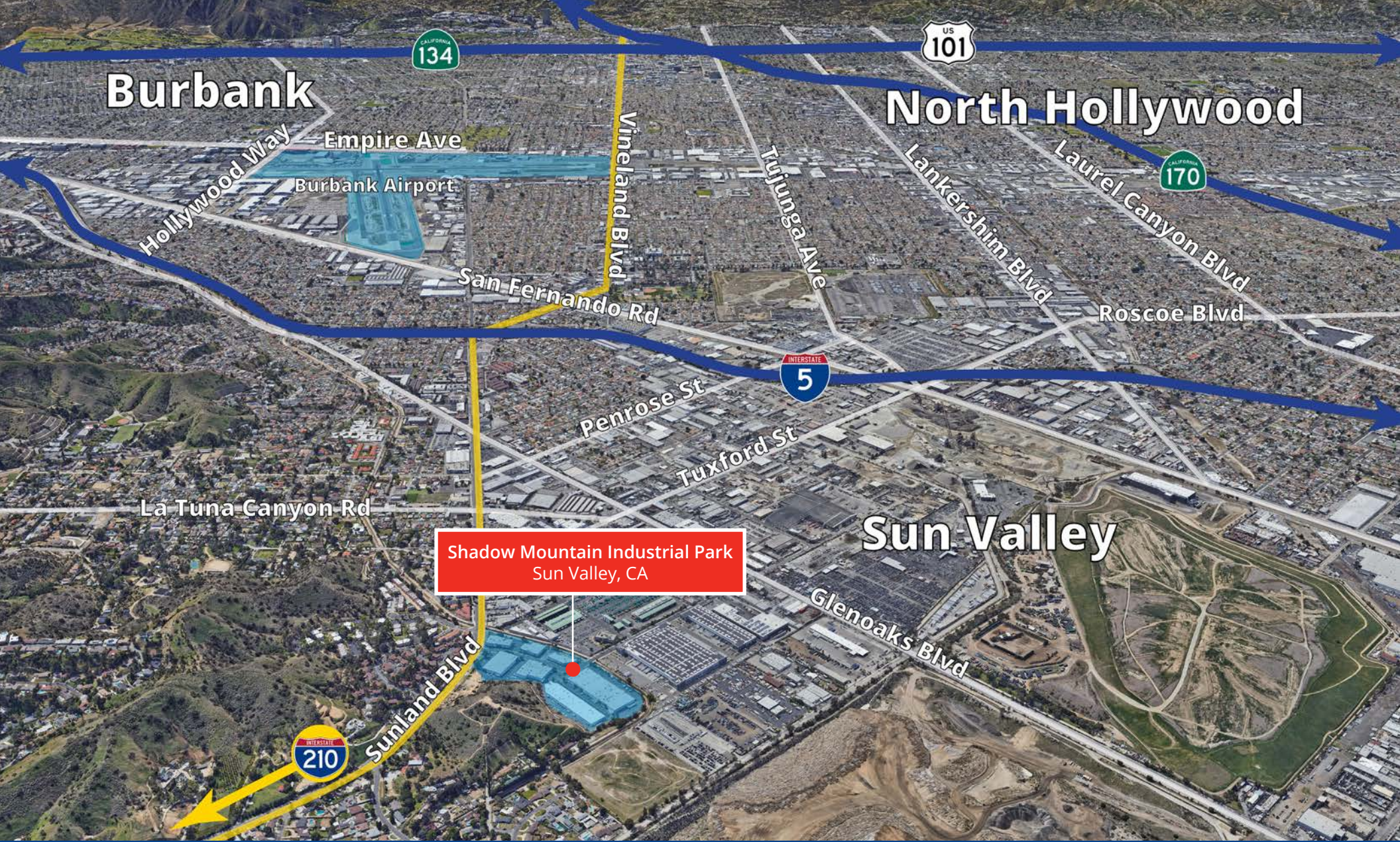
Freshly Renovated and Ready for Immediate Occupancy!



Office Photos

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Sun Valley, CA

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