

HIGHLY IMPROVED CORPORATE HQ INDUSTRIAL / FLEX FACILITY

AVAILABLE FOR SALE

555 First Street
San Fernando, CA 91340

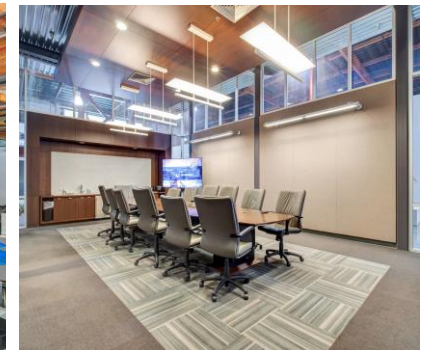


JACK MIKAIL
Senior Partner
818-466-0240 direct
818-203-8968 cell
JackM@TOLD.com
DRE #00969374

22212 Ventura Blvd, Suite 220
Woodland Hills, CA 91364
tel 818 593-3800 xt.309
www.TOLD.com

TOLD Partners Group
Commercial Real Estate Services DRE 02317247

HIGHLY IMPROVED CORPORATE HQ INDUSTRIAL / FLEX FACILITY - FOR SALE



PROPERTY OVERVIEW

Highly improved corporate headquarter industrial / flex building of approximately 56,162 SF, with $\pm 34,628$ SF class A office build-out including $\pm 3,521$ SF executive office mezzanine on second floor, and 21,534 SF in high clearance warehouse / manufacturing portion with 1 ground level loading position of 16' wide x 12' height and 1 truck-high loading position of 18' wide x 15' height with motorized metal roll-up doors. Entire building has high clearance of 28 to 30 feet. There are a total of 106 parking space at the property in the secured parking lot. Another positive feature is that the property is located next to the lush San Fernando City Recreation Park.

OFFERING SUMMARY

SALE PRICE: \$18,250,000

PRICE PSF: \$325

BUILDING SIZE: $\pm 56,162$

LOT SIZE: $\pm 103,542$ SF
 ± 2.38 Acres

ZONING: SF-M1

APN: 2519-026-013

PROPERTY HIGHLIGHTS

OFFICE AREA: $\pm 31,107$ SF 1st Flr.
 $\pm 3,521$ SF Mezz.

WAREHOUSE: $\pm 21,534$ SF
CLEARANCE: 28'-30' clear height throughout

SPRINKLERS: 100% Entire Building
(wet standpipe system)

POWER: 800 Amp/277-480V/3 ph/4 wire
(with an outside emergency power generator)

LOADING: 1 GL and 1 TH positions
YEAR BUILT: 1983, Complete Renovation 2009

CONSTRUCTION: Concrete Tilt-Up Exterior

PARKING: 1.89:1000 parking / 106 spaces

HIGHLY IMPROVED CORPORATE HQ INDUSTRIAL / FLEX FACILITY - FOR SALE

Approximately 56,162 SF, fully sprinklered, industrial/flex building situated on ±103,542 SF (2.38 acres) lot, zoned M1-SF, in the business-friendly City of San Fernando, CA with City benefits. Building was built in 1983 and completely renovated in 2009 as the first green building in the area. The structure is concrete tilt-up exterior with reinforced concrete pilasters, steel pipe columns, steel I-beams with wood frame roof. The building is of high quality, in excellent and well-maintained condition. Clear height in the warehouse portion is 28'-30'. The power is 800 Amp, 277-480 V, 3 phase, 4 wire with an outside emergency power generator. Entire building including the warehouse and offices are fully sprinklered with a wet standpipe fire sprinkler system. There are 106 parking spaces or 1.89:1000 building area parking ratio. There are one ground level (16' w x 12' h) and one truck high (18' w x 15' h) loading positions with motorized metal roll-up doors. Formerly there was another loading door that was sealed off and replaced with an aluminum and glass frame tinted window. The building was recognized by the US Green Building Council as achieving the Leadership in Energy and Environmental Design (LEED) with Silver Certification. The Property is in close proximity to the 5, 118, 405, 210, 170 and 14 Freeways.

- ±56,162 SF, single-tenant, fully sprinklered, industrial / flex building
- ±103,542 SF (2.38 acres) lot zoned SF-M1
- 1.89:1000 parking ratio, total of 106 spaces
- close proximately to 5, 118 and other major Freeways
- ±21,534 SF warehouse with skylights and 1 TH & 1GL doors
- ±34,628 SF office area including ± 3,521 SF executive office mezz.
- 800 Amp / 277-480 V / 3 phase / 4 wire, well distributed power supply
- 28'-30' height clearance in warehouse with skylights
- 1 ground level and 1 truck high loading positions

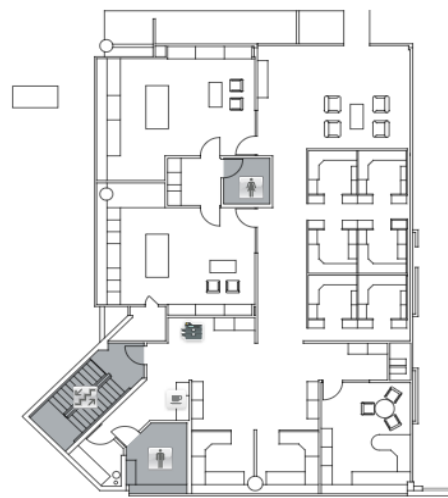


FLOOR PLAN

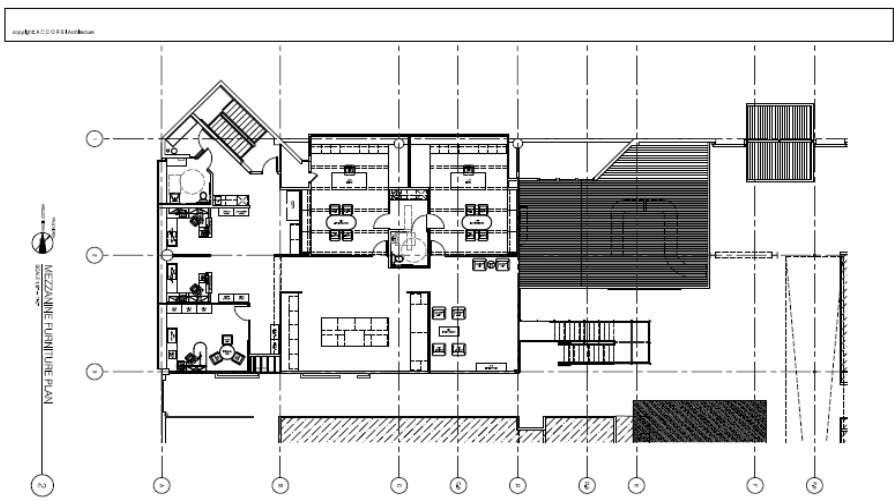
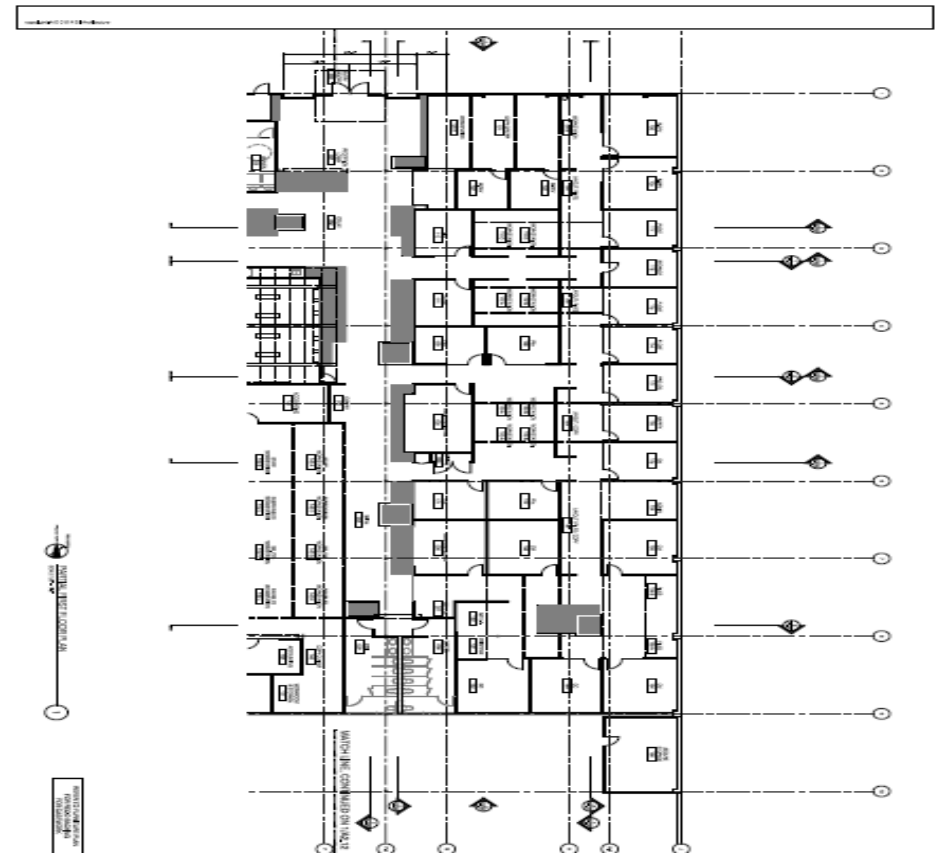
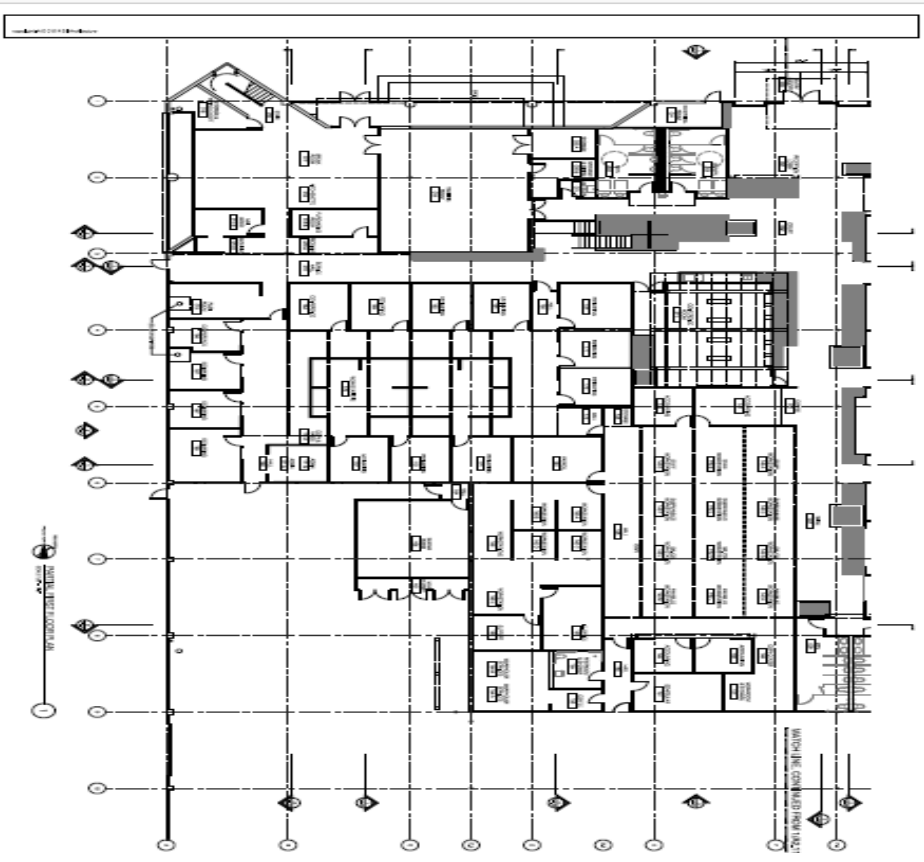
First Floor Offices



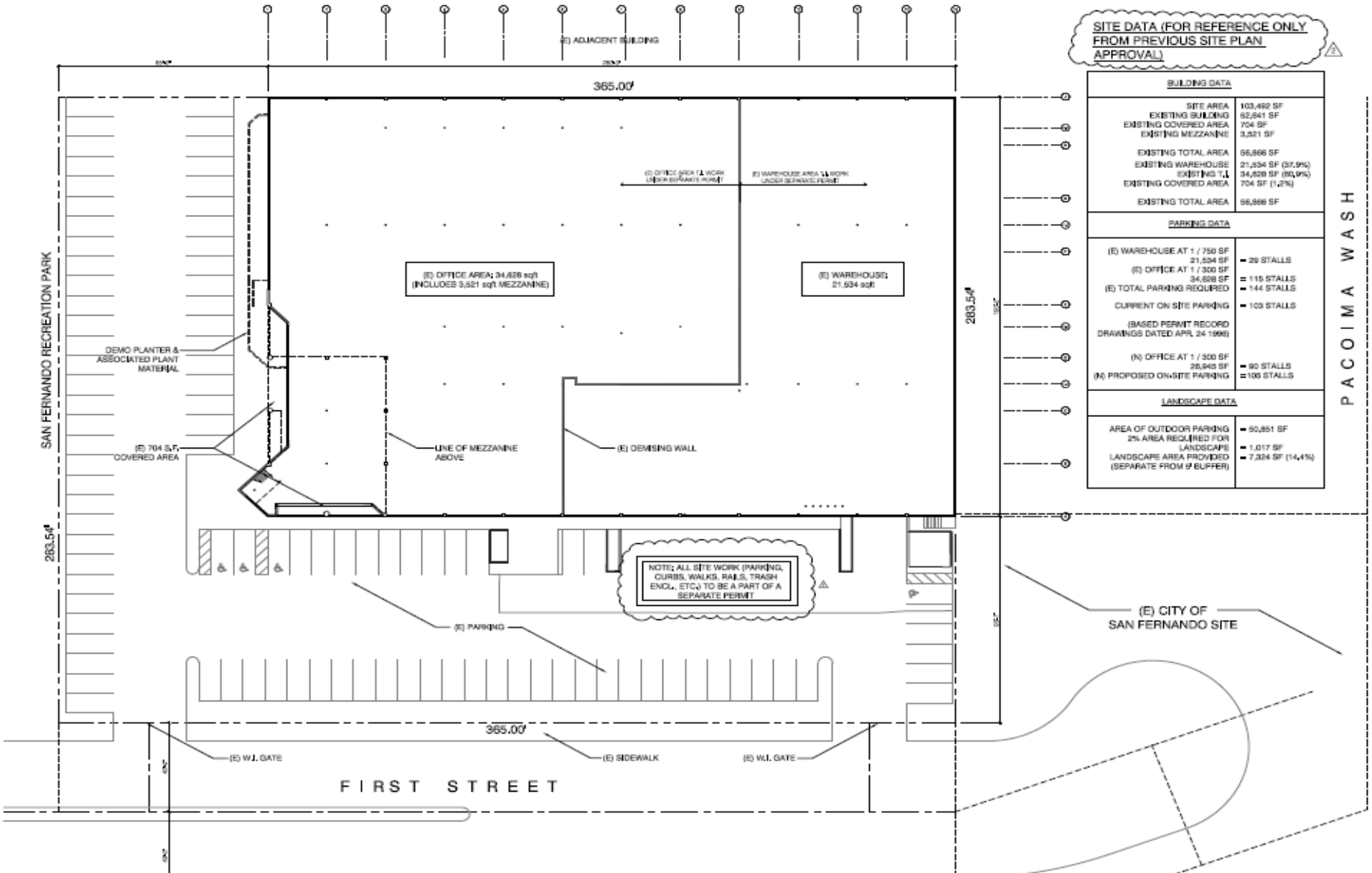
Mezzanine Offices



FLOOR PLAN



SITE PLAN



SITE DATA (FOR REFERENCE ONLY FROM PREVIOUS SITE PLAN APPROVAL)

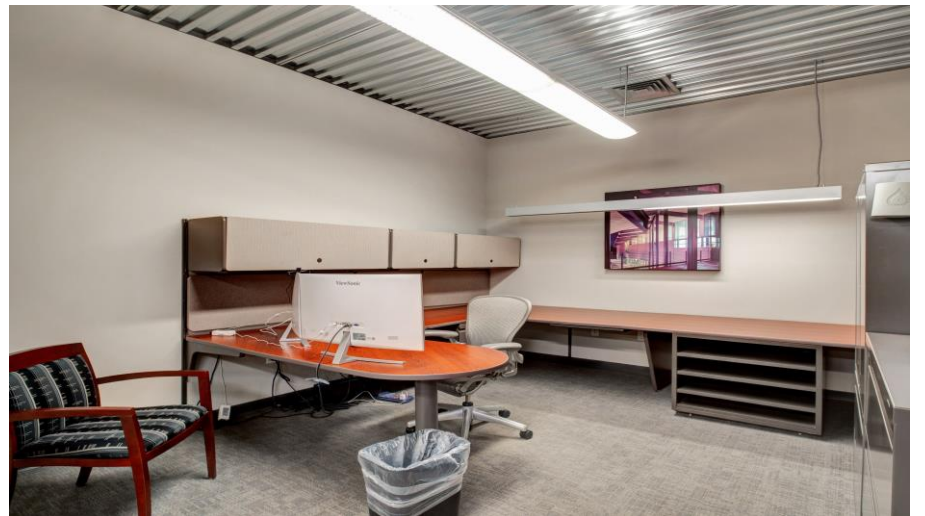
BUILDING DATA	
SITE AREA	103,492 SF
EXISTING BUILDING	62,541 SF
EXISTING COVERED AREA	704 SF
EXISTING MEZZANINE	3,521 SF
EXISTING TOTAL AREA	66,866 SF
EXISTING WAREHOUSE	21,534 SF (37.9%)
EXISTING OFFICE	34,628 SF (50.9%)
EXISTING COVERED AREA	704 SF (1.2%)
EXISTING TOTAL AREA	66,866 SF
PARKING DATA	
(E) WAREHOUSE AT 1 / 750 SF	= 29 STALLS
(E) OFFICE AT 1 / 300 SF	= 115 STALLS
34,628 SF	= 144 STALLS
(E) TOTAL PARKING REQUIRED	= 143 STALLS
CURRENT ON SITE PARKING	= 103 STALLS
(BASED PERMIT RECORD DRAWINGS DATED APR. 24 1998)	
(N) OFFICE AT 1 / 300 SF	= 90 STALLS
26,940 SF	= 106 STALLS
(M) PROPOSED ON-SITE PARKING	= 106 STALLS
LANDSCAPE DATA	
AREA OF OUTDOOR PARKING	= 50,851 SF
2% AREA REQUIRED FOR LANDSCAPE	= 1,017 SF
LANDSCAPE AREA PROVIDED (SEPARATE FROM 9' BUFFER)	= 7,324 SF (14.4%)

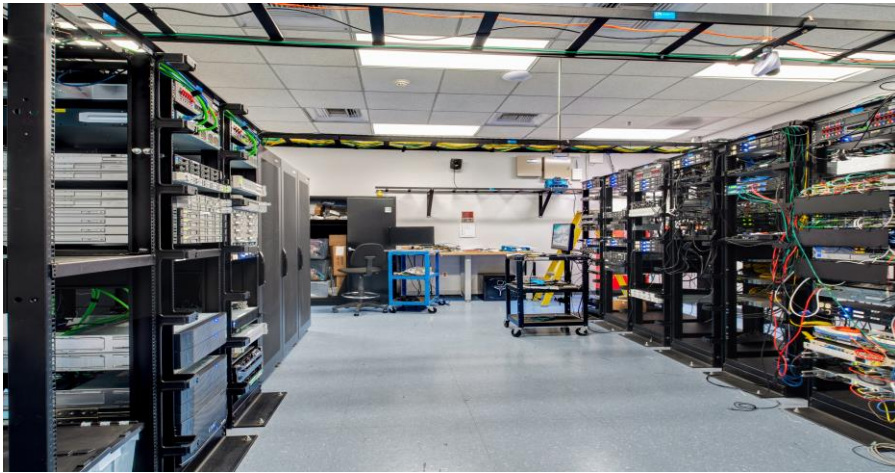
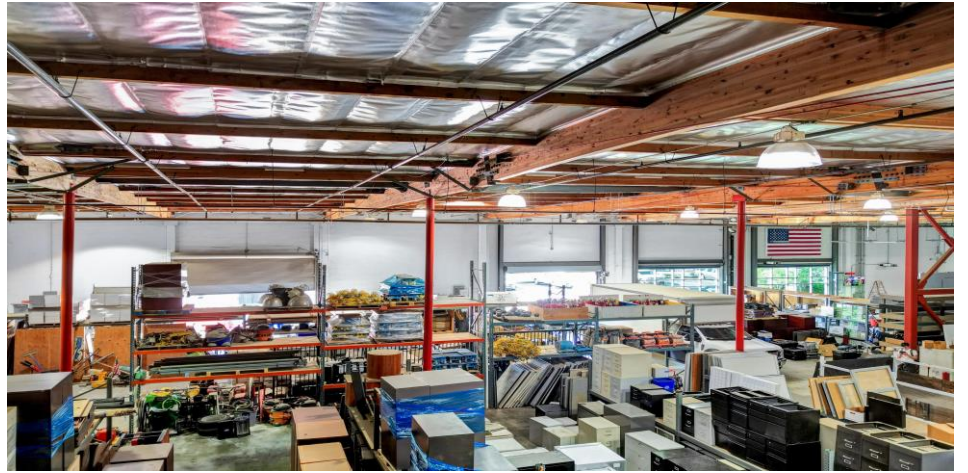
NOTE: ALL SITE WORK (PARKING, CURBS, WALKS, RAILS, TRASH ENCL., ETC.) TO BE A PART OF A SEPARATE PERMIT

PHOTOGRAPHS

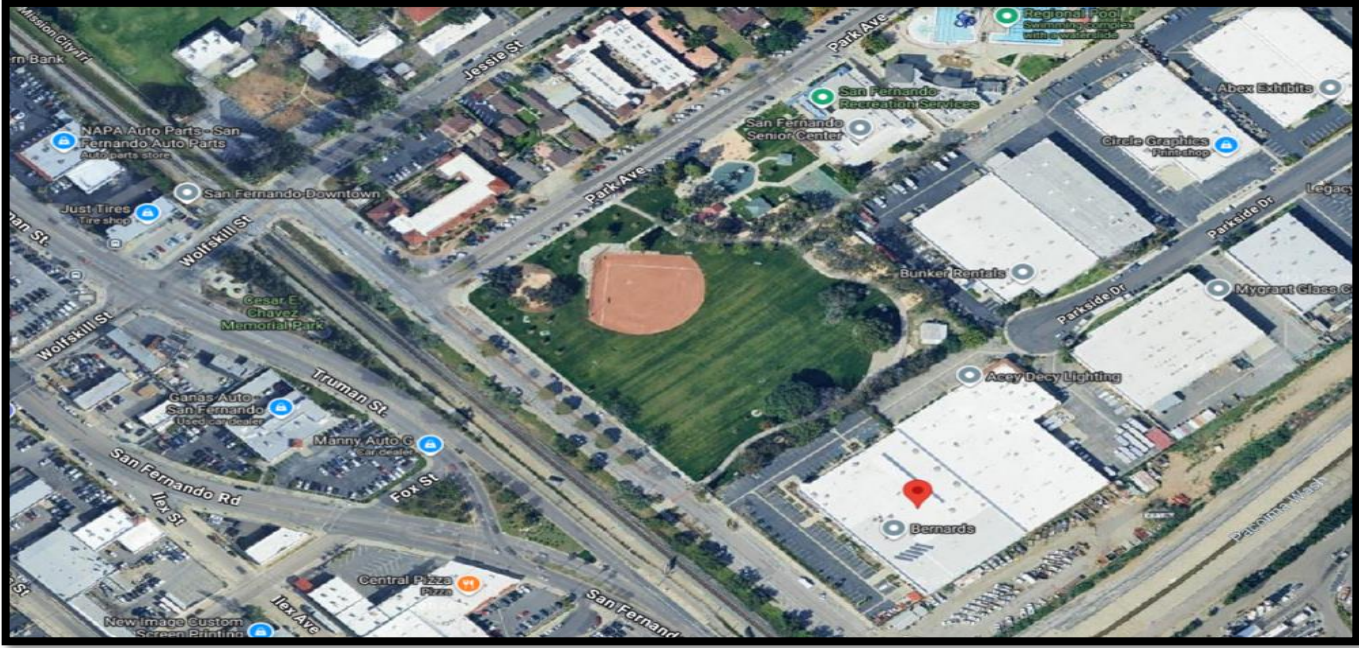
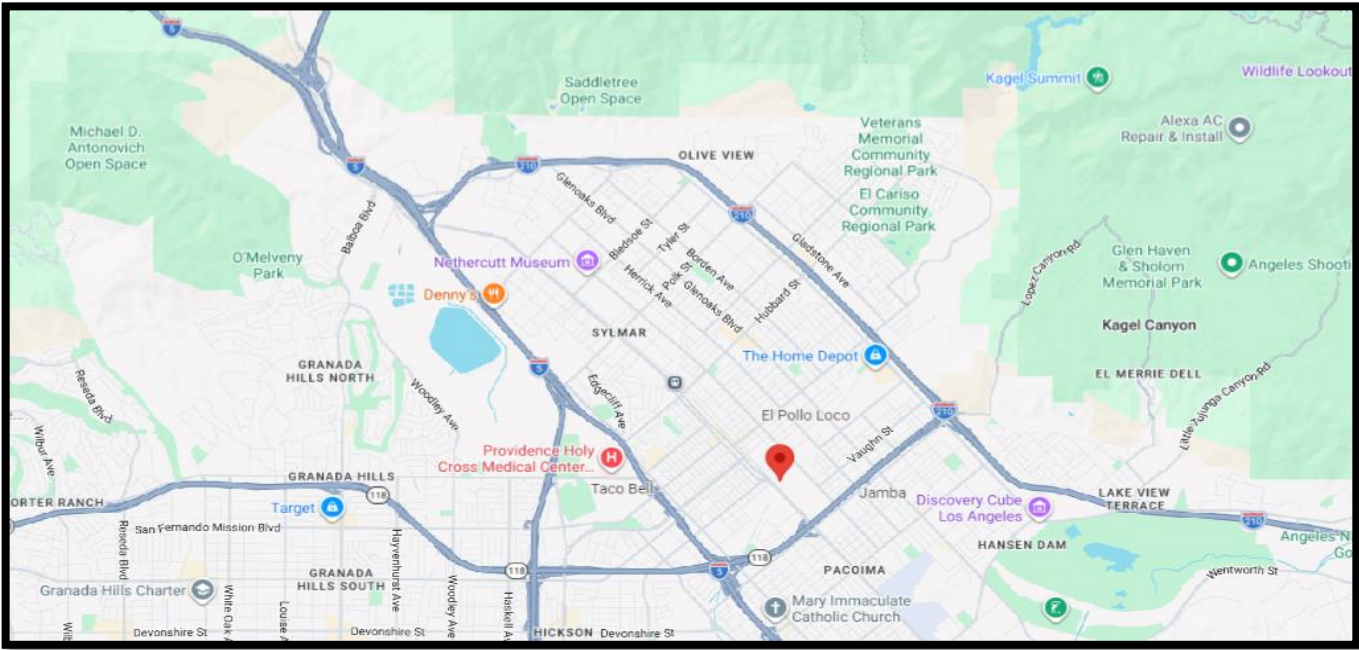








LOCATION & AERIAL MAPS



HIGHLY IMPROVED CORPORATE HQ INDUSTRIAL / FLEX FACILITY



Notes: Please do not disturb Tenant.
Tenant moving to a new location.
Shown by appointment only, call Listing Broker.

JACK MIKAIL
Senior Partner
818-466-0240 direct
818-203-8968 cell
JackM@TOLD.com
DRE #00969374

22212 Ventura Blvd, Suite 220
Woodland Hills, CA 91364
tel 818 593-3800 xt.309
www.TOLD.com

TOLD Partners Group
Commercial Real Estate Services DRE 02317247