



For Lease

# 8630 Tamarack Ave Sun Valley, CA 91352

15,405 SF Industrial Building

**Billy Walk**

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**David Harding**

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**Kevin Carroll**

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Kevin.Carroll@colliers.com

Accelerating success.

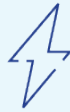
# Building Highlights



Free-Standing M2  
Zoned Industrial  
Building



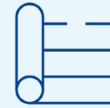
New Office  
Layout!



Heavy, Well-Distributed  
Power; HVAC Available  
in Warehouse



Large Private  
Gated Yard



New  
Roof!

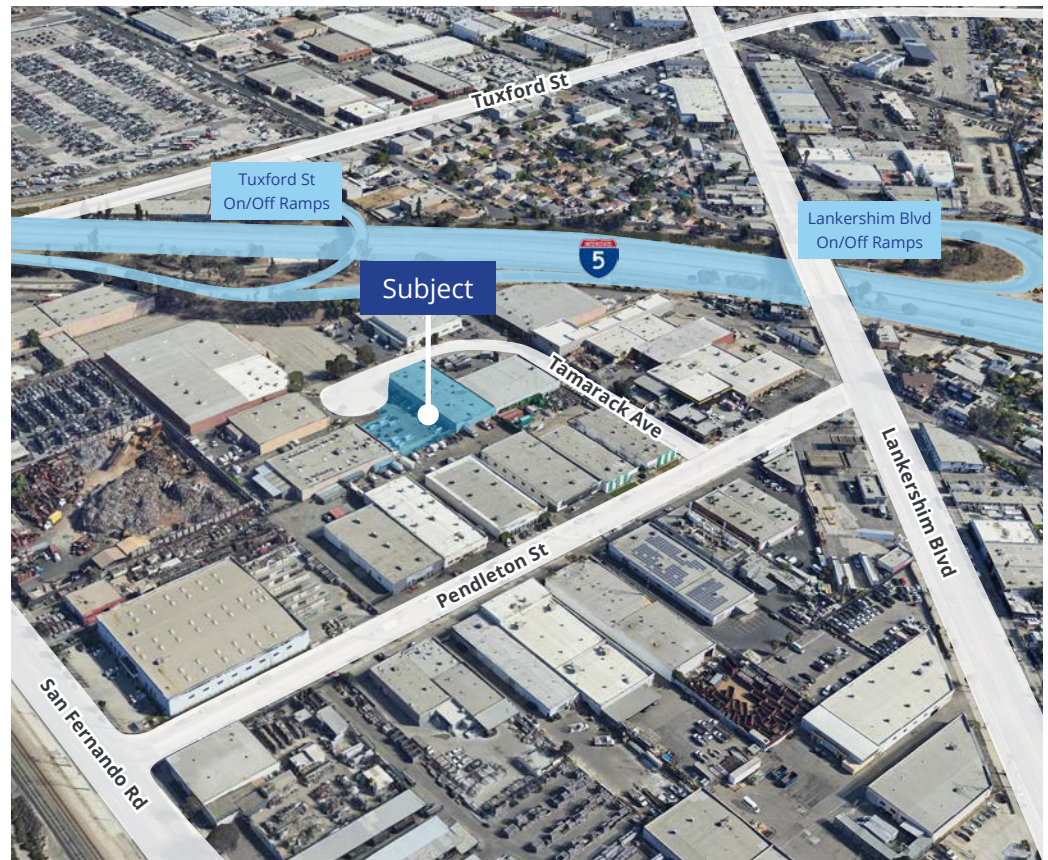


Easy 5 / 170  
Freeway Access



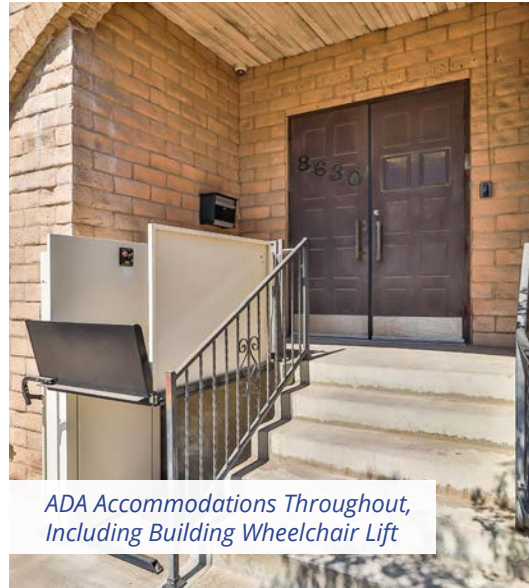
Proximate to Studios /  
Burbank Airport

Available SF	± 15,405
Monthly Rent	\$26,034
Lease Rate/SF	\$1.69 NNN
Operating Expenses/SF	\$0.20
Clear Height	16'-18'
GL Doors / Dim	1 / 14.1'x12'
Power	1600A, 480V, 3Ph, 4W
Parking Spaces / Ratio	39 / 2.53:1
Office SF / #	± 3,200 / 9
Restrooms	5
Yard	Fenced / Paved
Zoning	M2
Possession	Immediate
To Show	Call Agent

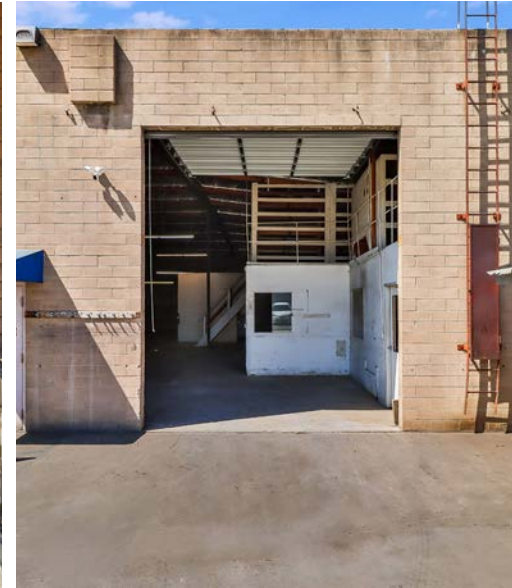


Notes: Some parking is tandem. Well-distributed compressed air lines. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows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

# Exterior Photos



*ADA Accommodations Throughout,  
Including Building Wheelchair Lift*



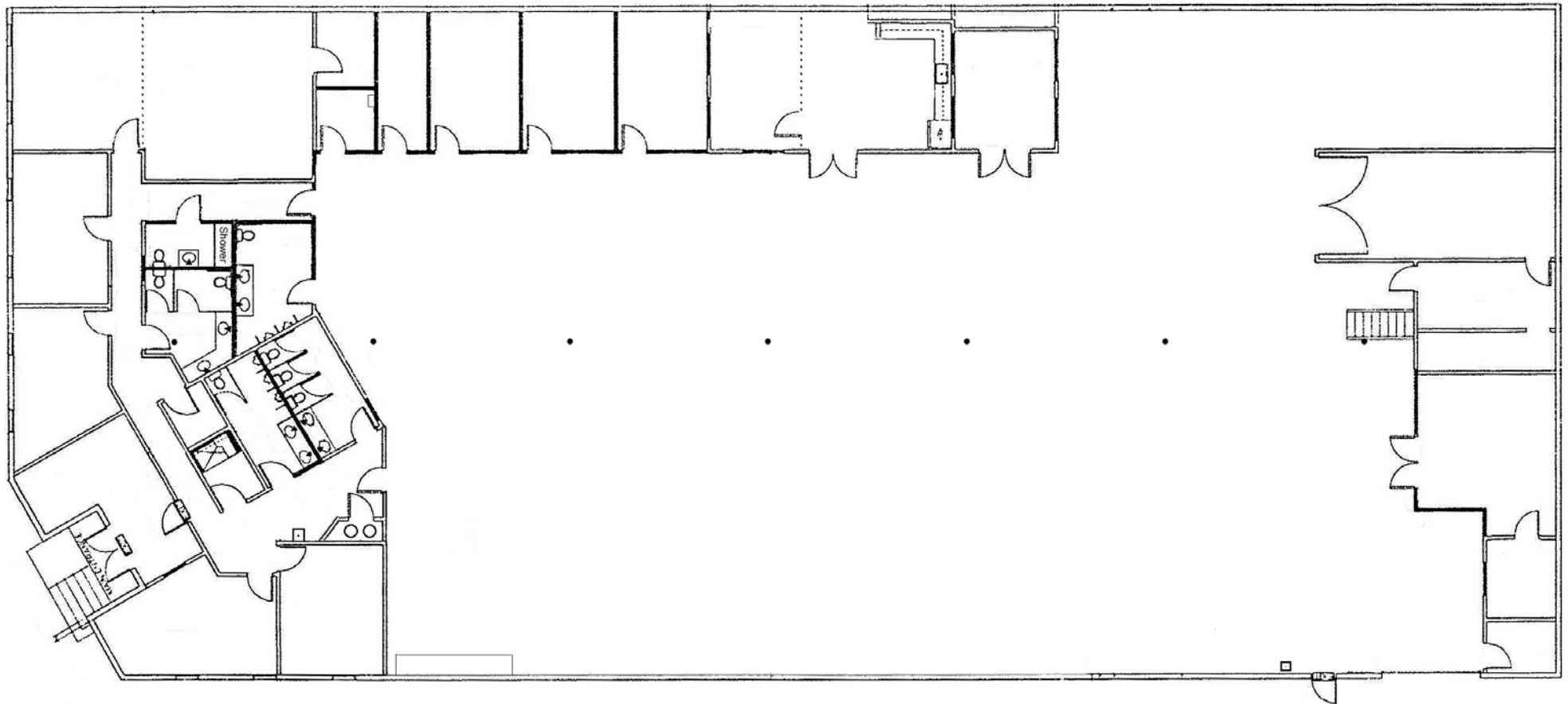
*Brand New Roof!*



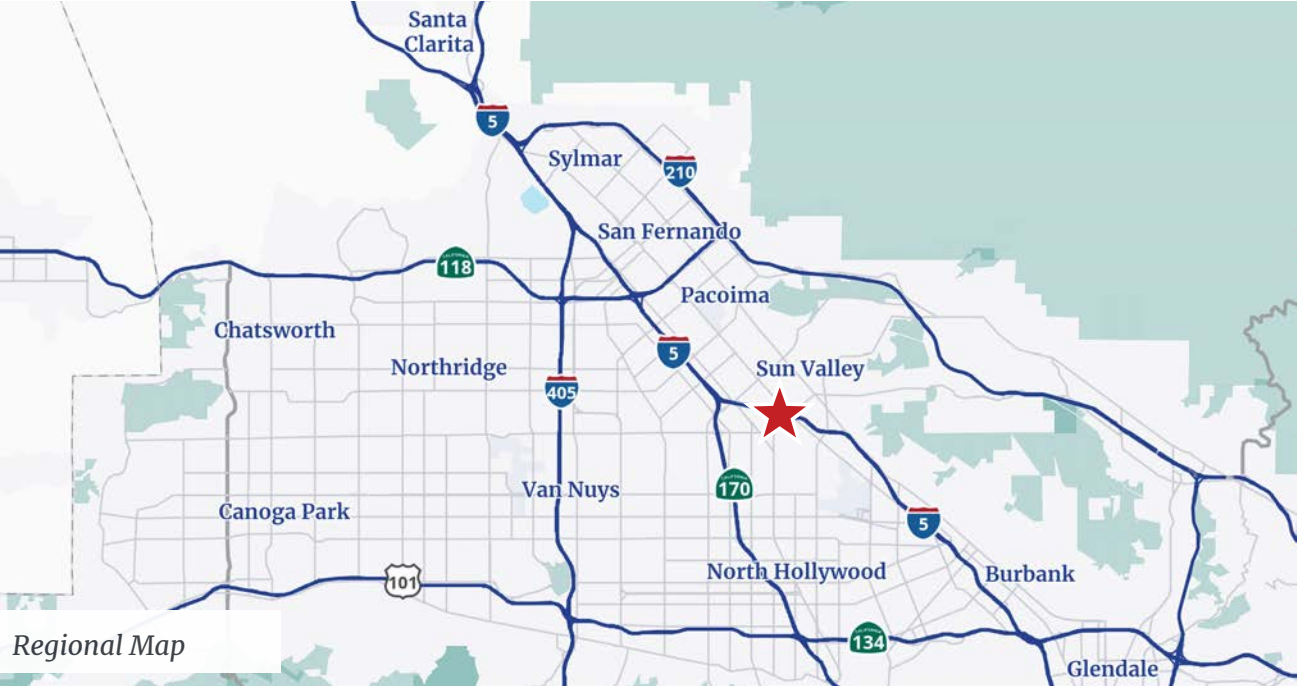
# Interior Photos



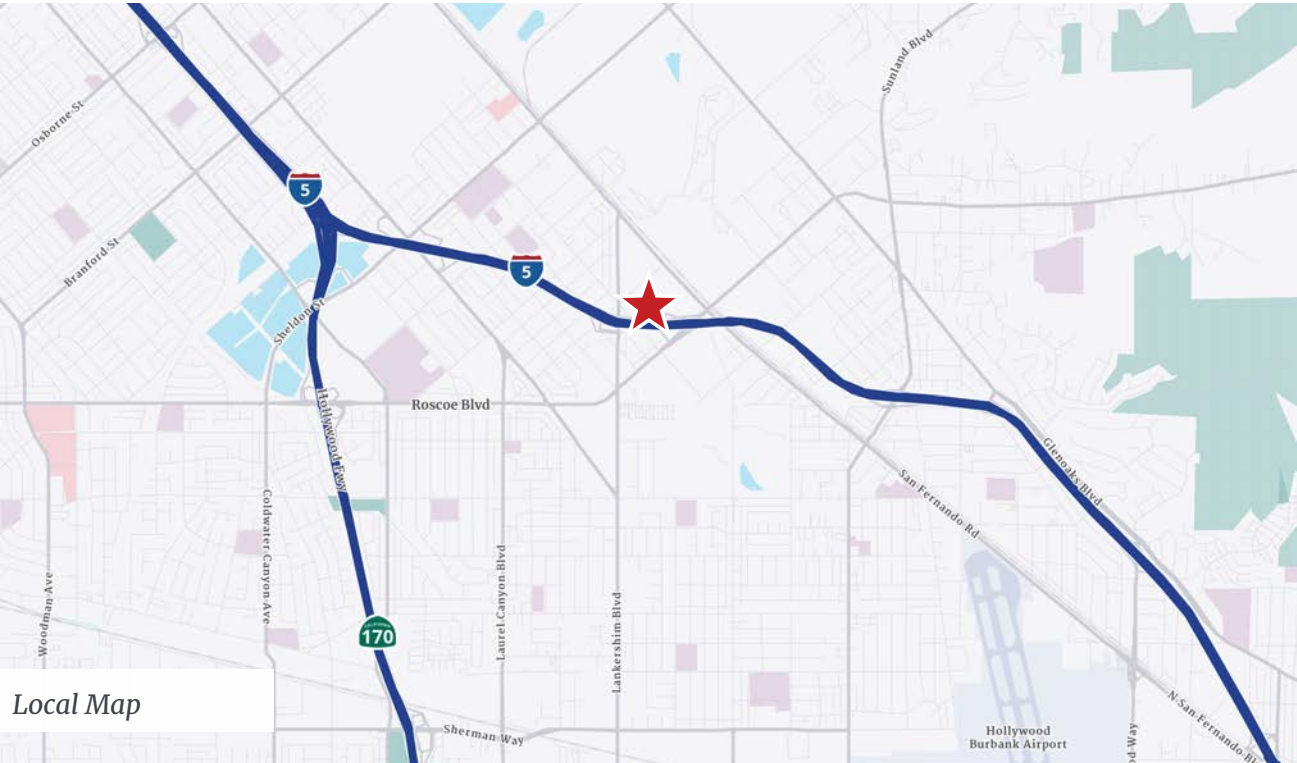
# Layout



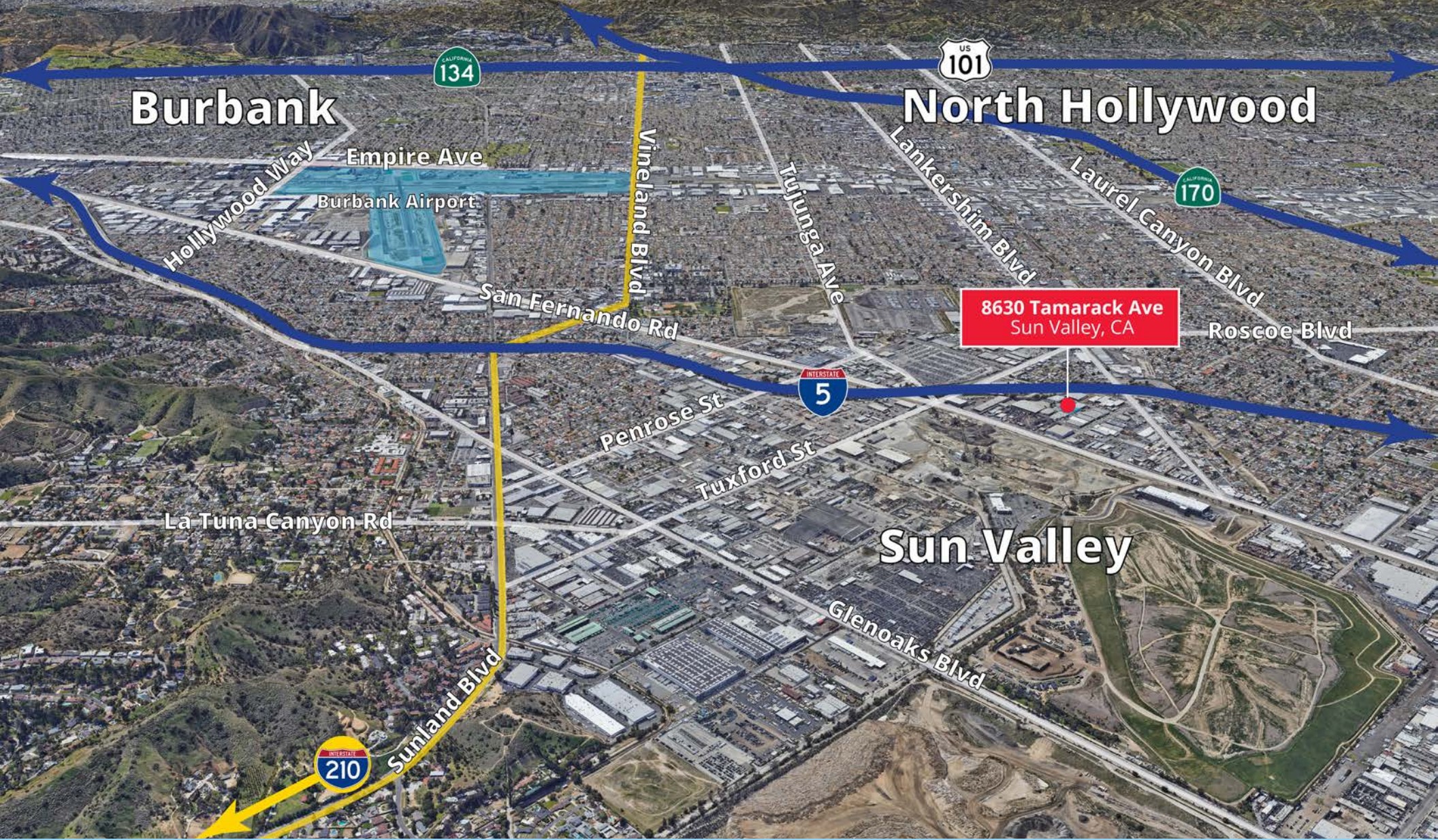
# Location Maps



Regional Map



Local Map



**8630 Tamarack Ave**  
Sun Valley, CA

### Contact Info

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