

9,755 SF FOR LEASE

**7595 N. SAN FERNANDO ROAD
SUN VALLEY, CA 91352**



DAVID YOUNG
O: 818 742 1651
dyoung@naicapital.com
Cal DRE Lic #00914504

CHAD GAHR, SIOR
O: 818 742 1626
cgahr@naicapital.com
Cal DRE Lic #01230414

NAI CAPITAL
15821 Ventura Blvd., Suite 320
Encino, CA 91436
naicapital.com | 818 905 2400

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY FEATURES

Building Size:	9,755 SF
Base Rental Rate:	\$1.26 / SF NNN \$12,300 / Month
Building Operating Expenses:	\$0.53 / SF \$5,170 / Month
Year Built:	2004
Loading:	1 Ground Level (12'x14')
Total Warehouse Area:	6,755 SF
1 st Floor Office Area:	2,120 SF
Mezz Office Area:	880 SF
Restrooms:	4
Power:	400 Amps; 277-480 Volt; 3 Phase
Fire Sprinklers:	.33 / 3000 GPM
Zoning:	LA-M2
Parking Spaces:	18

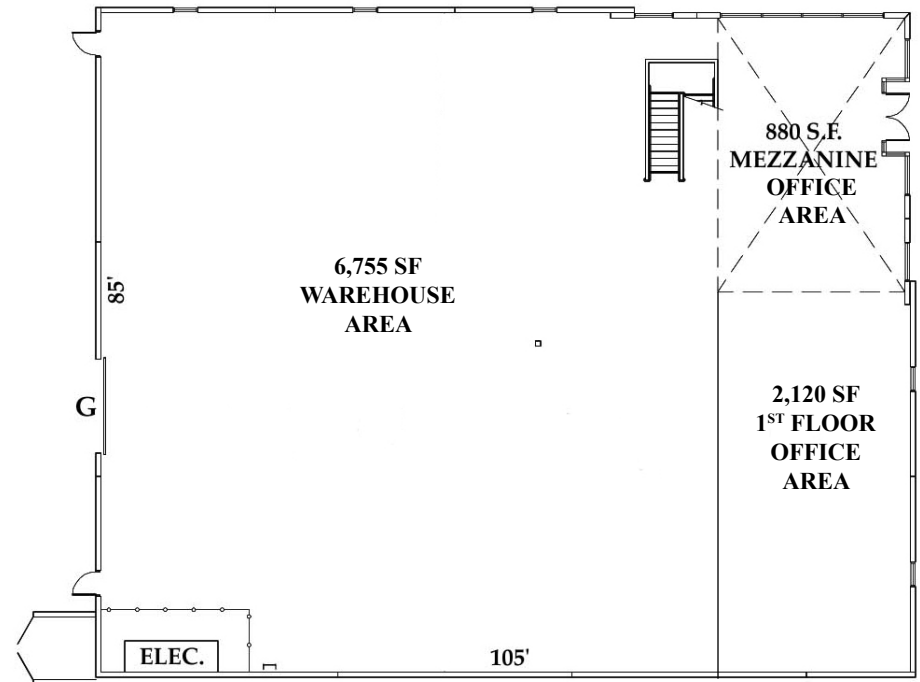
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SITE PLAN



FLOOR PLAN



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