

# 9,755 SF FOR LEASE

7595 N. SAN FERNANDO ROAD  
SUN VALLEY, CA 91352



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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<sup>st</sup> 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

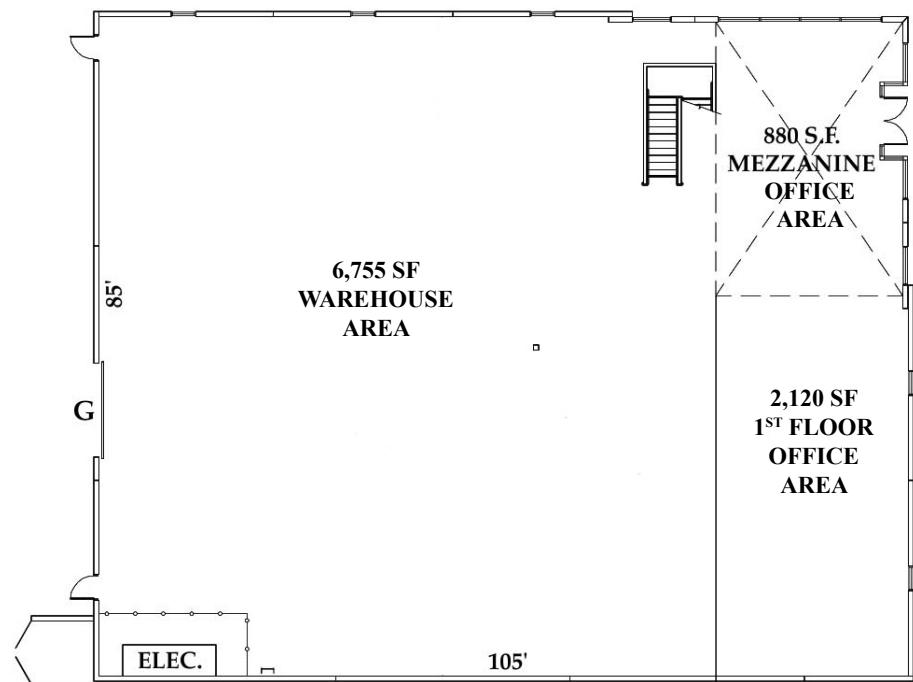
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## SITE PLAN



## FLOOR PLAN



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