

Available SF 2,300 SF

Industrial For Lease

Building Size 13,750 SF



**Address:** 11800 Sheldon St, Unit B-1 & B-2, Sun Valley, CA 91352

**Cross Streets:** San Fernando Rd/Sheldon St

Clean Warehouse & Adjacent Stage  
14' Warehouse Area Clear Height  
Gated and Secure Business Park  
No CAM Fee

|                       |          |                               |                  |                              |              |
|-----------------------|----------|-------------------------------|------------------|------------------------------|--------------|
| <b>Lease Rate/Mo:</b> | \$3,795  | <b>Sprinklered:</b>           | No               | <b>Office SF / #:</b>        | 400 SF / 3   |
| <b>Lease Rate/SF:</b> | \$1.65   | <b>Clear Height:</b>          | 14'              | <b>Restrooms:</b>            | 1            |
| <b>Lease Type:</b>    | Gross    | <b>GL Doors/Dim:</b>          | 2 / 12'x12'      | <b>Office HVAC:</b>          | Heat & AC    |
| <b>Available SF:</b>  | 2,300 SF | <b>DH Doors/Dim:</b>          | 0                | <b>Finished Ofc Mezz:</b>    | 0 SF         |
| <b>Minimum SF:</b>    | 1,500 SF | <b>A: 200 V: 0: W:</b>        |                  | <b>Include In Available:</b> | No           |
| <b>Prop Lot Size:</b> | POL      | <b>Construction Type:</b>     | Masonry          | <b>Unfinished Mezz:</b>      | 250 SF       |
| <b>Term:</b>          | 3 Years  | <b>Const Status/Year Blt:</b> | Existing / 1981  | <b>Include In Available:</b> | No           |
| <b>Sale Price:</b>    | NFS      | <b>Whse HVAC:</b>             | Yes              | <b>Possession:</b>           | Now          |
| <b>Sale Price/SF:</b> | NFS      | <b>Parking Spaces:</b>        | / Ratio:         | <b>Vacant:</b>               | Yes          |
| <b>Taxes:</b>         |          | <b>Rail Service:</b>          | No               | <b>To Show:</b>              | Call broker  |
| <b>Yard:</b>          | Fenced   | <b>Specific Use:</b>          | Warehouse/Office | <b>Market/Submarket:</b>     | East SFV     |
| <b>Zoning:</b>        | M2       |                               |                  | <b>APN#:</b>                 | 2538-003-034 |

**Listing Company:** Delphi Business Properties, Inc.

**Agents:** [David Hoffberg, SIOR 818-933-7117](mailto:david@go2delphi.com)

**Listing #:** 44479903

**Listing Date:** 03/09/2026

**FTCF:** CB250N000S000

**Notes:** Lessee responsible to have a licensed electrician confirm electrical service prior to signing lease & confirm zoning allows intended business use.

