

FOR LEASE



9003 NORRIS AVE SUN VALLEY, CA 91352

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NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY DETAILS

Lease Rate	\$1.55 SF/MG
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Location Information

Street Address	9003 Norris Ave
City, State, Zip	Sun Valley, CA 91352
County	Los Angeles

Building Information

Building Size	4,900 SF
Year Built	1984
Clearance Height	15 - 16'
Structure	Free Standing Building
AMPS	600 AMPS
Fenced/Gated	Privately Fenced
Zoned	M3

Property Information

Property Type	Industrial
Lot Size	8,712 SF, .20 Acres
Available SF	+/-4,900 SF
Parking	Ample Parking
Location	Prime Sun Valley location in close proximity to Burbank, North Hollywood, Glendale, and Pacoima. Conveniently across to interstate 5, state route 170, and interstate 210 allowing for easy access to San Fernando Valley, Greater Los Angeles, and surrounding markets.
Ground Level Loading	12' x 12' and 10' x 10'
Office Area	See floor plan on page 4



LOCATION OVERVIEW

Location Overview

The location sits within Sun Valley, a mixed industrial and light commercial area in the east San Fernando Valley portion of the City of Los Angeles. Sun Valley is bordered by Burbank to the southeast, North Hollywood to the south, and Pacoima and Shadow Hills to the north and northwest. It's historically known for manufacturing and aerospace industry presence and today has a diverse community with a blend of industrial, office, and residential uses spread through its blocks.

You'll find a typical Valley urban fabric here — industrial buildings and warehouses adjacent to some older residences, small commercial storefronts, and automotive/repair shops lining streets like Norris, San Fernando Road, and Glenoaks Boulevard. The neighborhood mix generally tilts toward practical, work-oriented land uses rather than high-end retail or upscale residential environments.



FLOOR PLAN

