



To 210 Freeway

Sunland Blvd

To 5 Freeway

Chivers Ave

Pendleton St

*Burbank's Premier Business Environment... in Sun Valley!*

# Shadow Mountain Industrial Park

## Sun Valley, CA

A 247,465 square foot business park featuring 7 High-Image Concrete Tilt-Up Buildings in a Fully Landscaped Environment

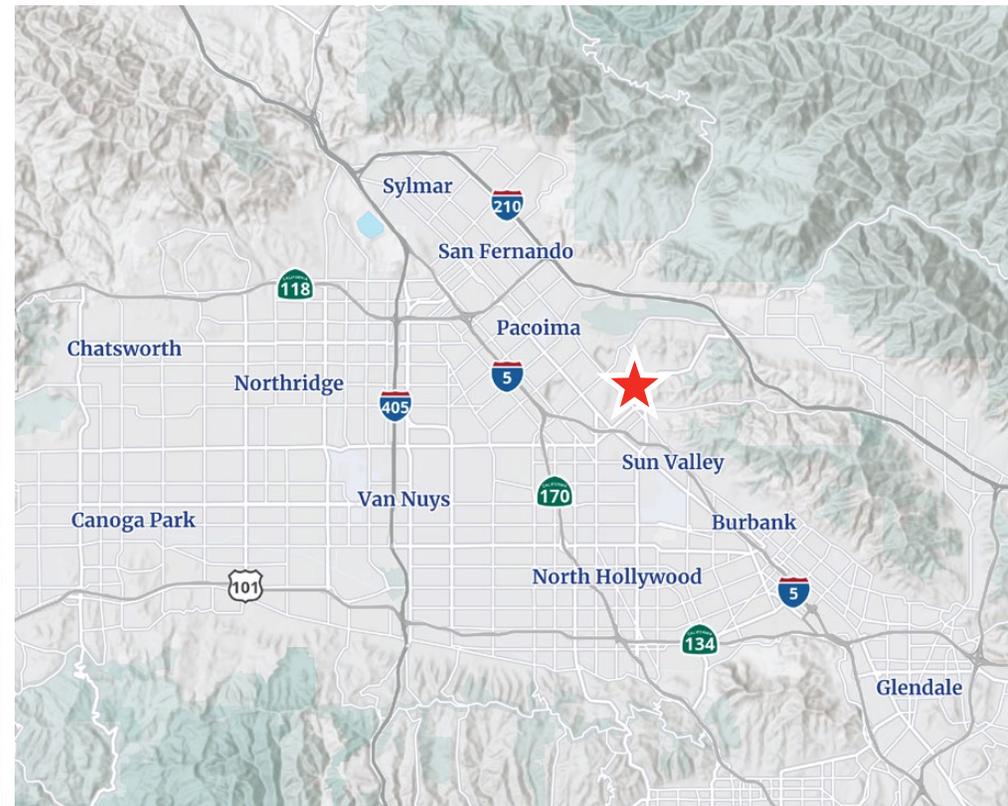
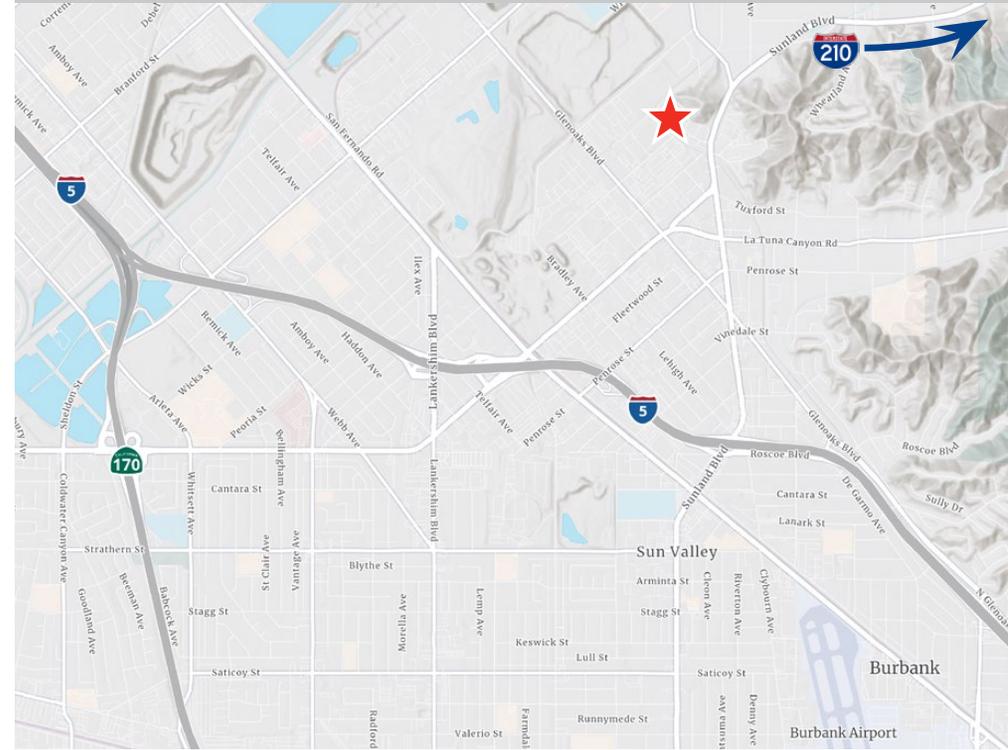
**LEASE RATE  
REDUCED!**

**10951 Pendleton St**  
**21,947 SF**  
 Available for Lease

# Shadow Mountain Industrial Park

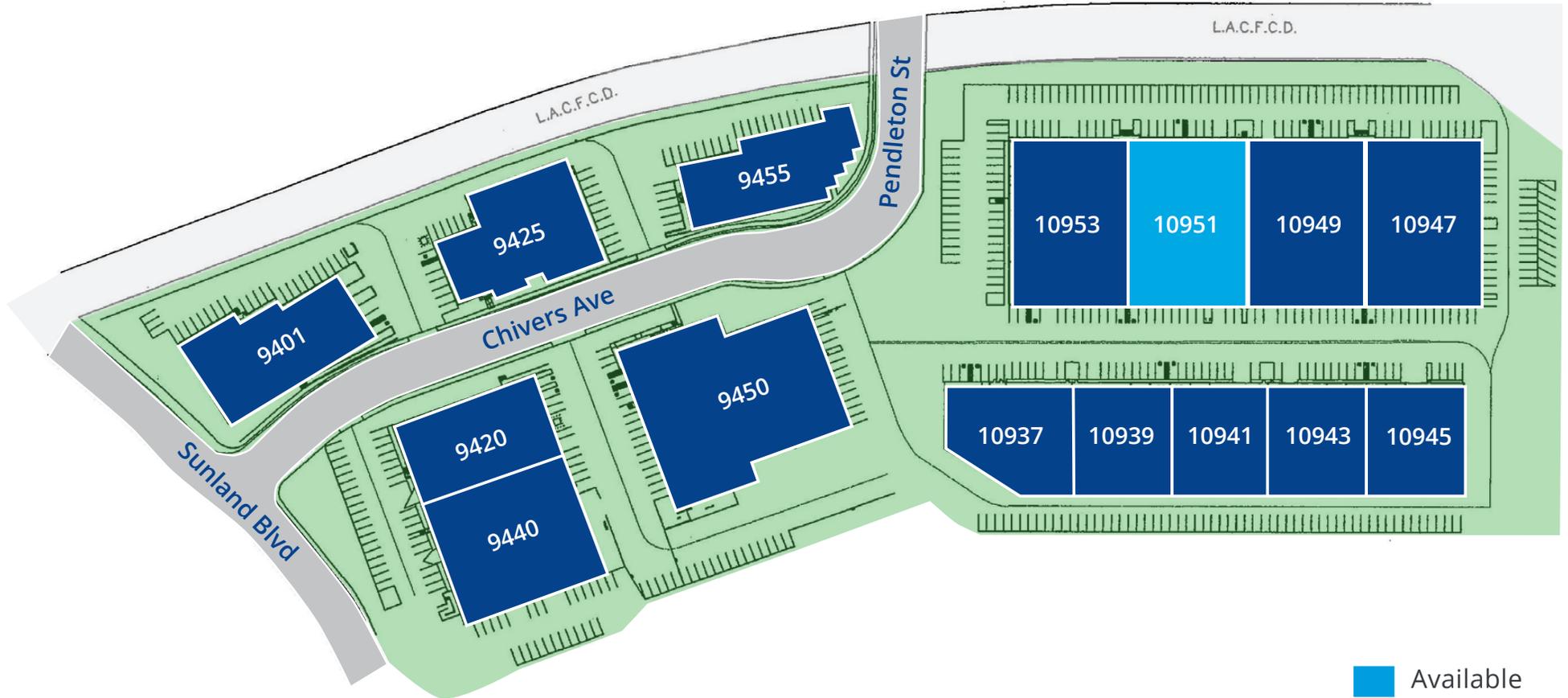
## Overview

- Located Minutes From Top Entertainment Industry Studios
- Modern Concrete Tilt-Up Buildings
- Ground-Level and Dock-High Loading
- High Bay Warehouse (20'-22' Minimum Clearance)
- Landscaped Business Park Atmosphere
- Strategically Located Near the 5, 210, 170, and 118 Freeways
- Minutes to Burbank Airport; Easy Access to LAX, Ports of Los Angeles and Long Beach
- Attractive Office Buildout
- Sprinklered Buildings
- Expansion Capabilities for Growing Companies
- Corporate Neighbors
- Some Buildings Have Private, Gated Yards



# Shadow Mountain Industrial Park

## Site Plan



■ Available

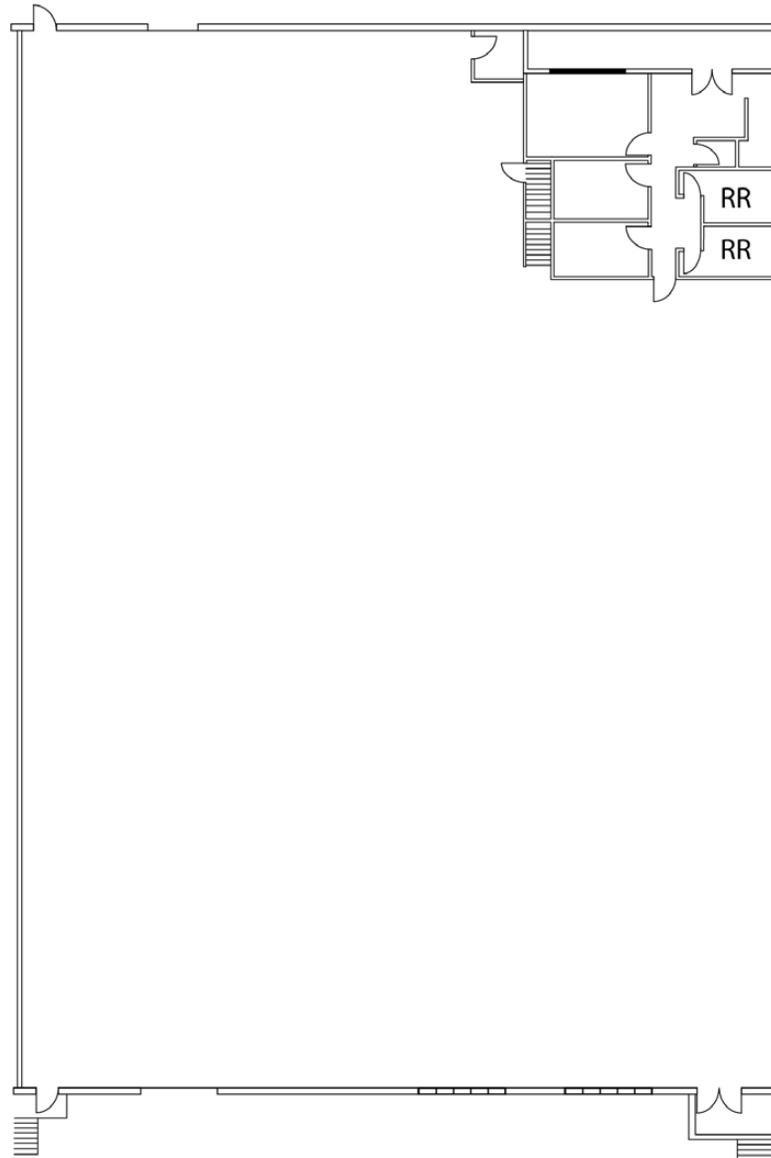
| Address            | Total SF | Asking Rate                         | Available |
|--------------------|----------|-------------------------------------|-----------|
| 10951 Pendleton St | 21,947   | <b>\$1.55</b> <del>\$1.78</del> NNN | Immediate |

# 10951 Pendleton St

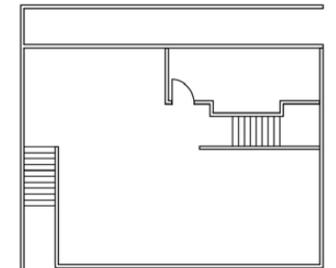
## Property Information

|                |  |
|----------------|--|
| Available SF   | 21,947                                   |
| Monthly Rent   | \$34,018                                 |
| Lease Rate/SF  | <b>\$1.55</b> \$1.78 NNN / Op.Ex. \$0.30 |
| Clear Height   | 21'                                      |
| DH / GL Doors  | 1 / 1                                    |
| Power          | 400A, 277/480, 3Ph, 4W                   |
| Parking Spaces | 38 / 1.73:1 (Ratio)                      |
| Office SF / #  | 2,600 / 5                                |
| Restrooms      | 2  |
| Sprinklered    | Yes                                      |
| Zoning         | MR1                                      |
| To Show        | Call Agent                               |

Notes: Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

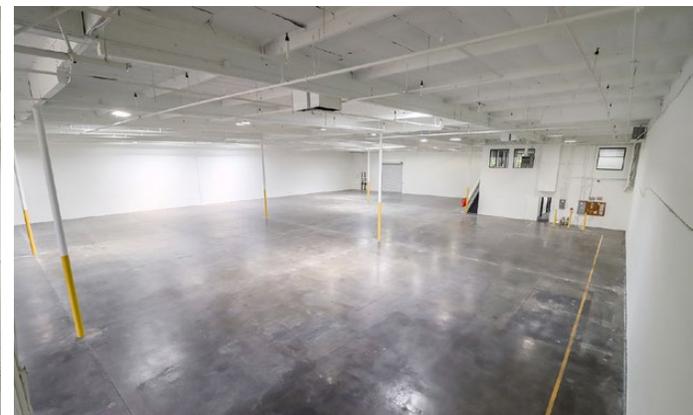


2nd Floor Office Plan



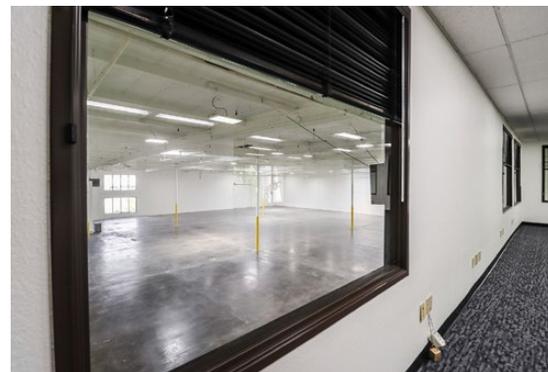
# Exterior & Warehouse Photos

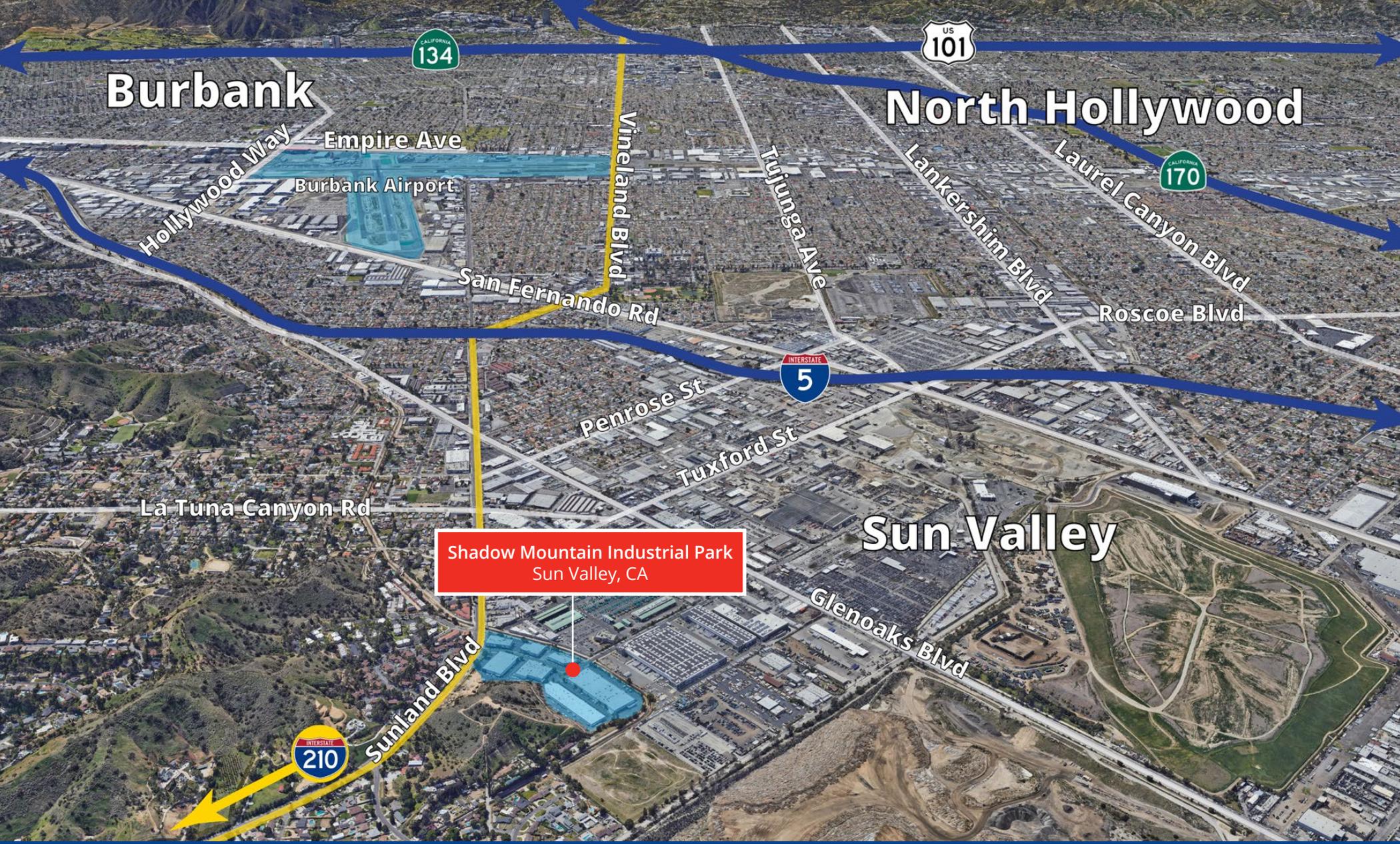
*Freshly Renovated and Ready for Immediate Occupancy!*



# Office Photos

*Freshly Renovated and Ready for Immediate Occupancy!*





# Burbank

# North Hollywood

# Sun Valley

Shadow Mountain Industrial Park  
Sun Valley, CA

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