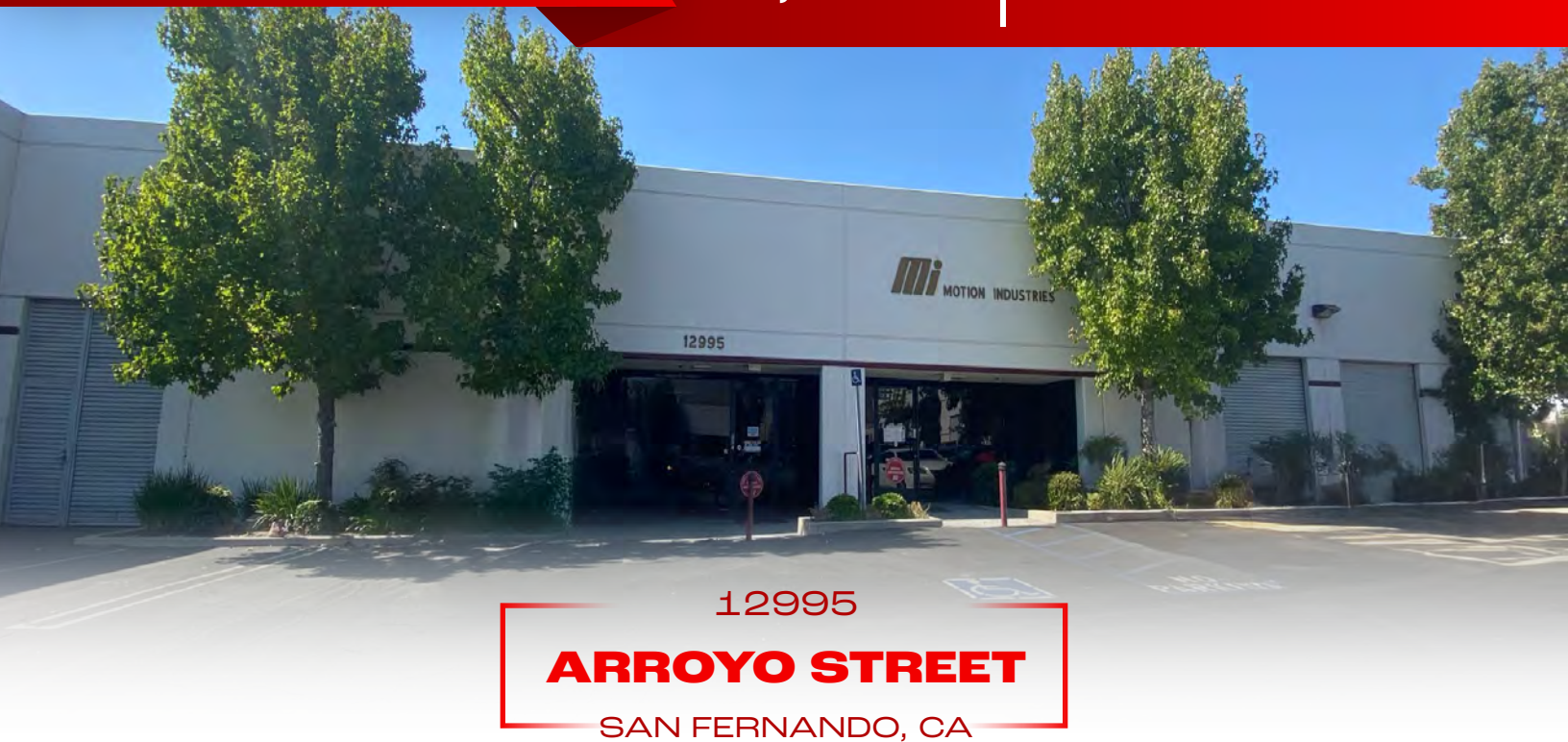



FOR LEASE


5,664 SF | \$1.45 PSF GROSS




PROPERTY HIGHLIGHTS

 ± 2,764 S.F. OF HIGHLY IMPROVED OFFICE/PRODUCTION SPACE

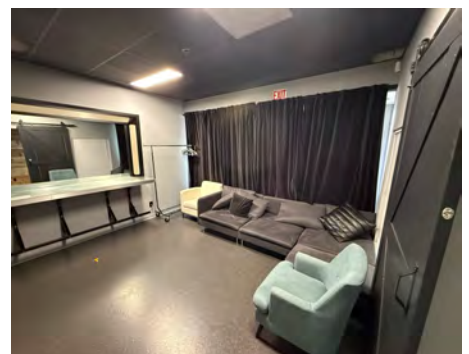
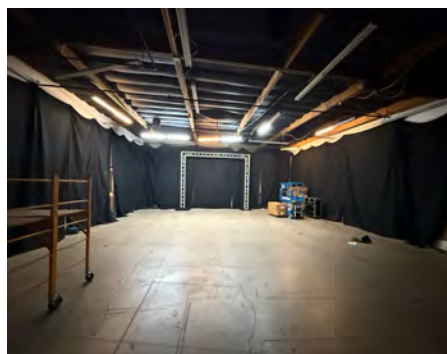
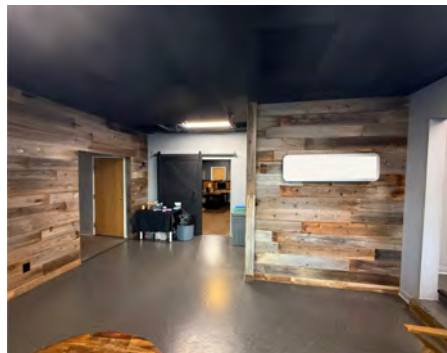
 ± 2,896 S.F. OF WAREHOUSE

 FUNCTIONAL WAREHOUSE W/16' CLEARANCE

 HIGH-IMAGE INDUSTRIAL PARK

 LOCATED NEAR THE 210 & 118 FREEWAYS

 GREAT FOR PRODUCTION AND PODCASTING



spectrumcre.com | 818.252.9900

SPECTRUM
COMMERCIAL REAL ESTATE, INC.



RON KASSAN

Executive Vice President
818.512.5001
ron@availablewarehouses.com
CA DRE Lic. #01063078



ART MINASSIAN

Senior Vice President
818.634.3722
art@availablewarehouses.com
CA DRE Lic. #02026662

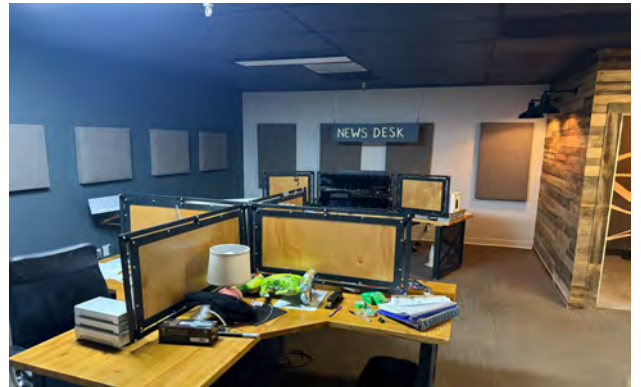
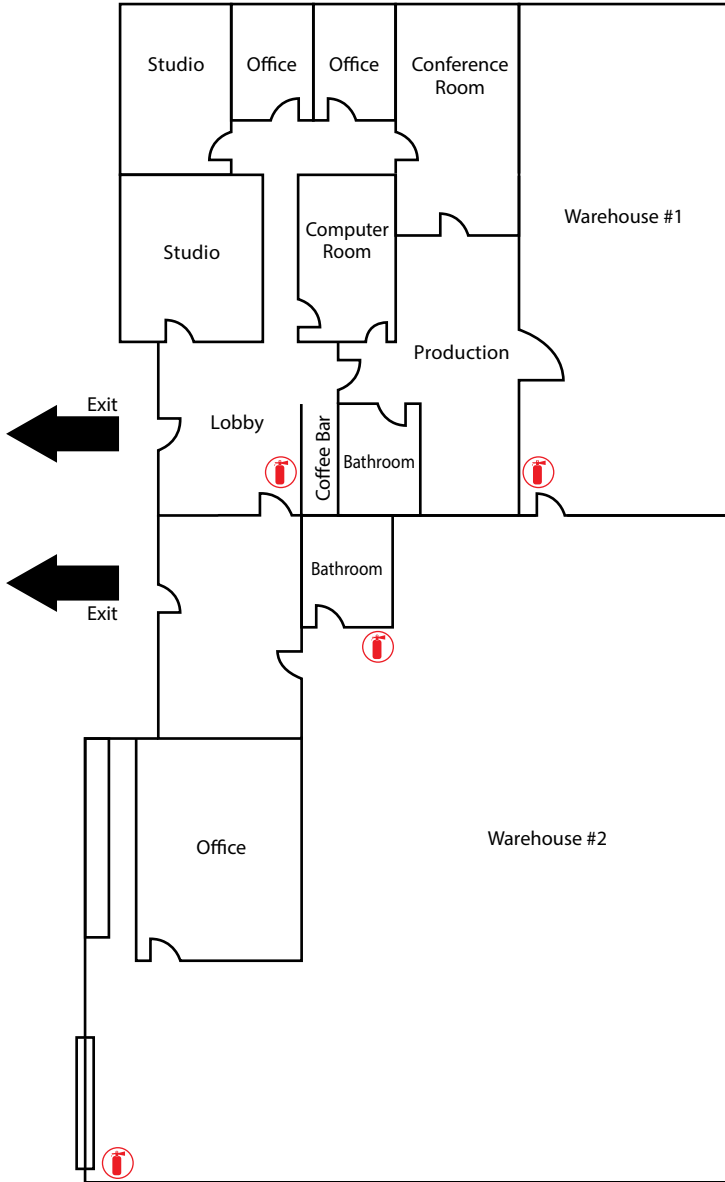


No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

12995

ARROYO STREET

SAN FERNANDO, CA



spectrumcre.com / 818.252.9900

SPECTRUM
COMMERCIAL REAL ESTATE, INC.



RON KASSAN

Executive Vice President
818.512.5001
ron@availablewarehouses.com
CA DRE Lic. #01063078



ART MINASSIAN

Senior Vice President
818.634.3722
art@availablewarehouses.com
CA DRE Lic. #02026662



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805