

The Colliers logo, featuring the word "Colliers" in a serif font, with a horizontal bar in red, yellow, and blue below it.A photograph of a two-story industrial building with a concrete and white facade, large windows, and a flat roof. An American flag flies on a tall pole in front of the building. There are trees and a parking lot in the foreground.

For Lease

7915 Ajay Drive Sun Valley, CA 91352

16,600 SF Freestanding Industrial Building

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Accelerating success.

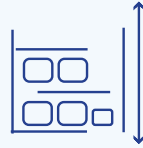
Building Highlights



Burbank Airport
Adjacent with Views



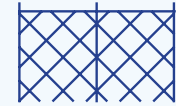
Business Park
Environment



21' Warehouse
Clear Height



12'W x 15'H
Oversized GL Doors



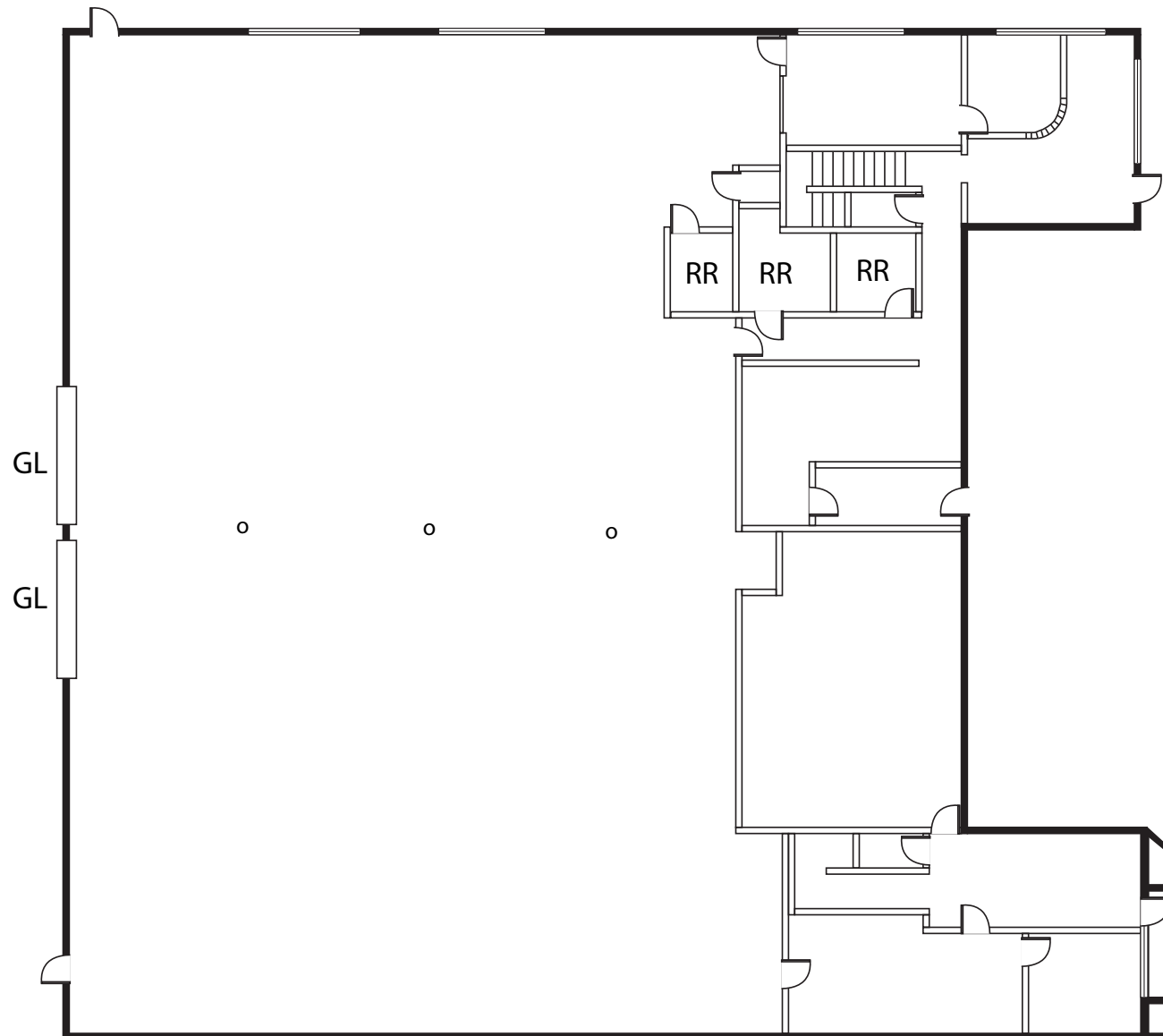
Gated Parking

Available SF	16,600
Lease Rate PSF	\$1.50 NNN
NNN Charges PSF	\$0.25
Clear Height	21'
GL Doors	2 / 12'x15'
Power	800A, 240V, 3Ph, 4W
Parking Spaces / Ratio	26 / 1.57:1 (includes 6 covered stalls)
Office SF / #	7,662 / 5 (including 4,360 SF office mezzanine)
Restrooms	4
Yard	Fenced / Paved
Zoning	M1
Year Built	1986
Possession	8/1/2025
To Show	Occupied - Call Agent

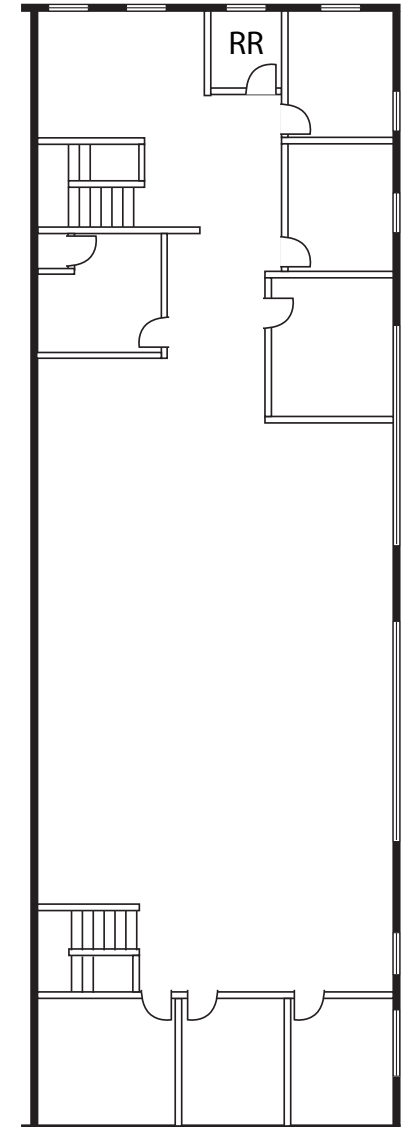


Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

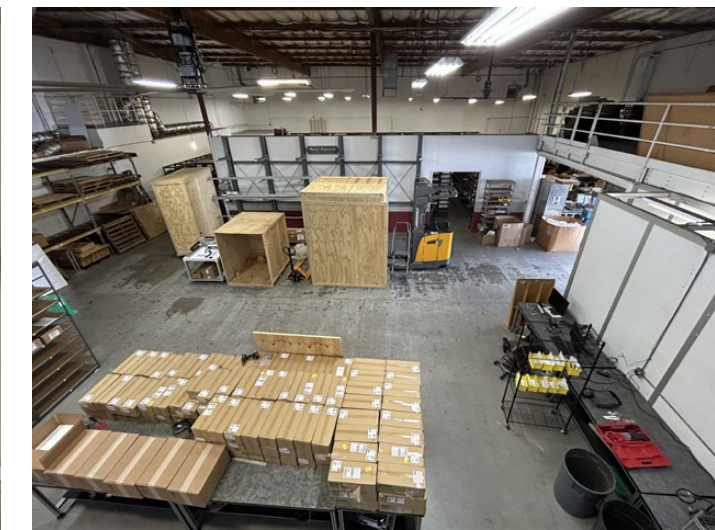
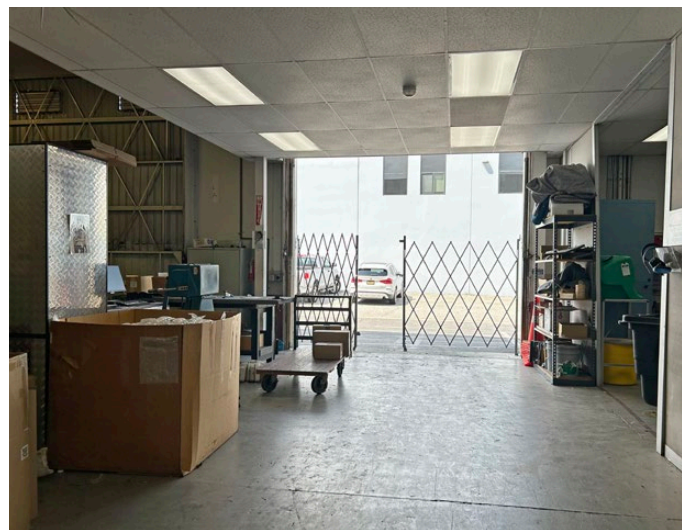
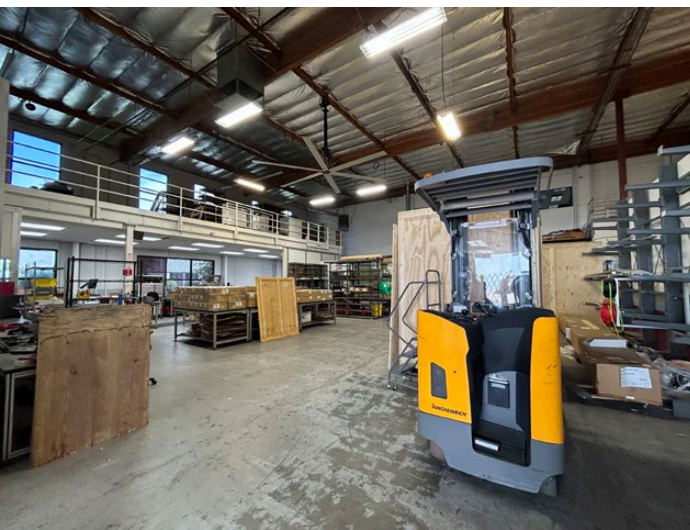
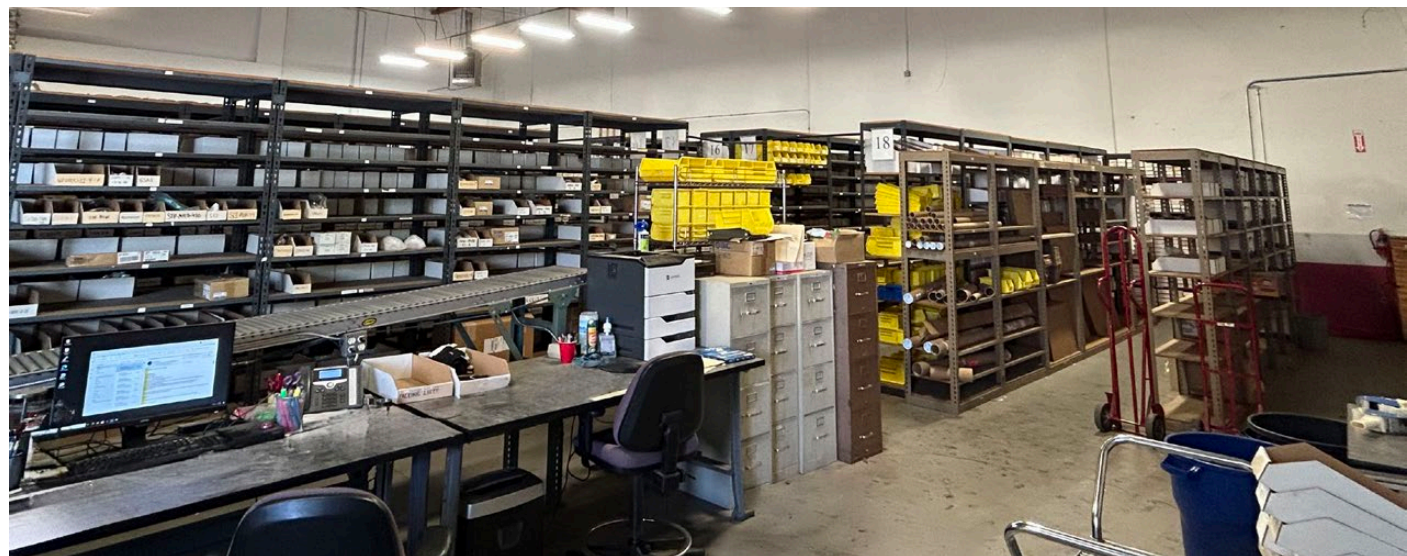
Layout



Mezzanine



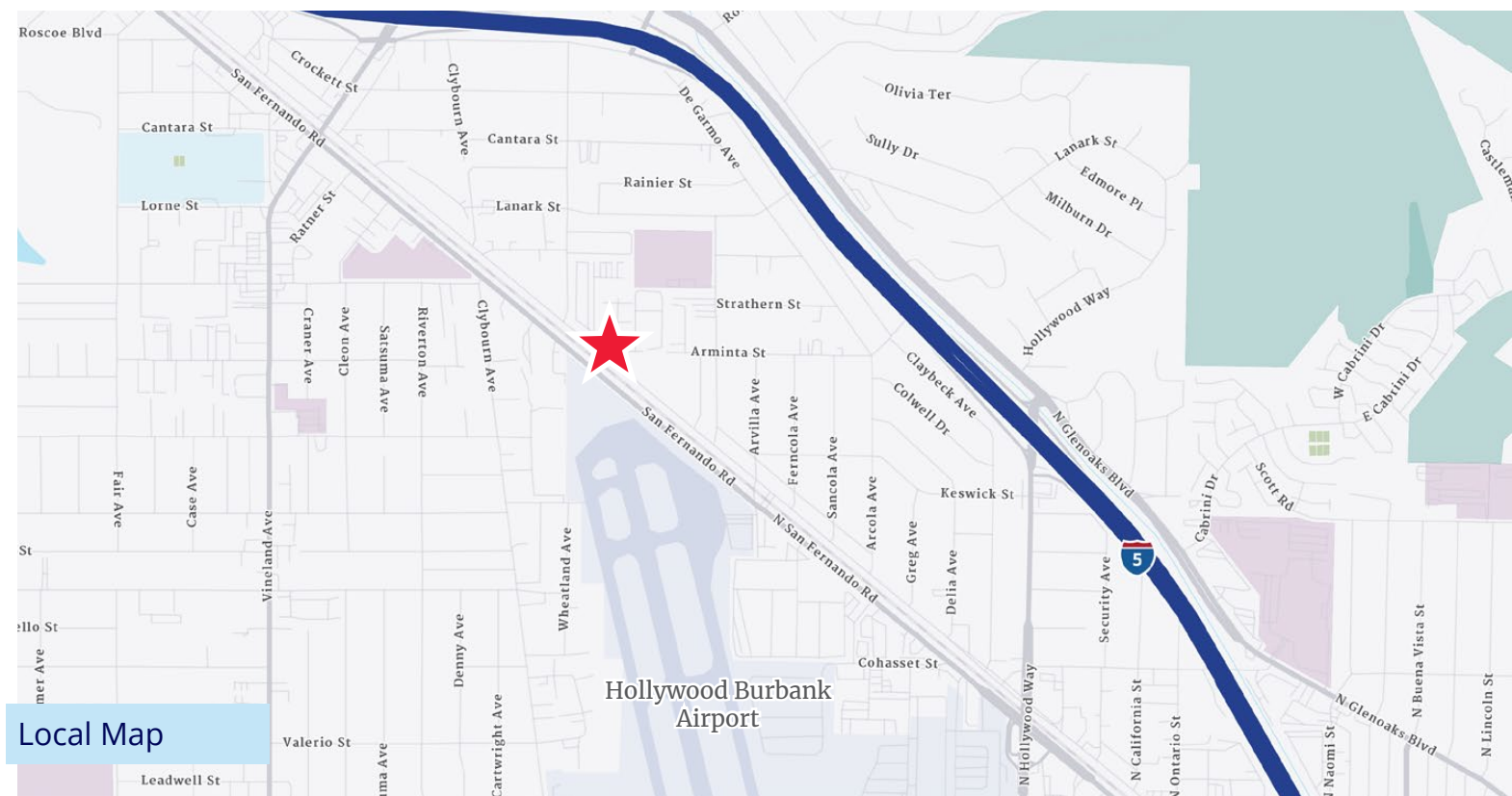
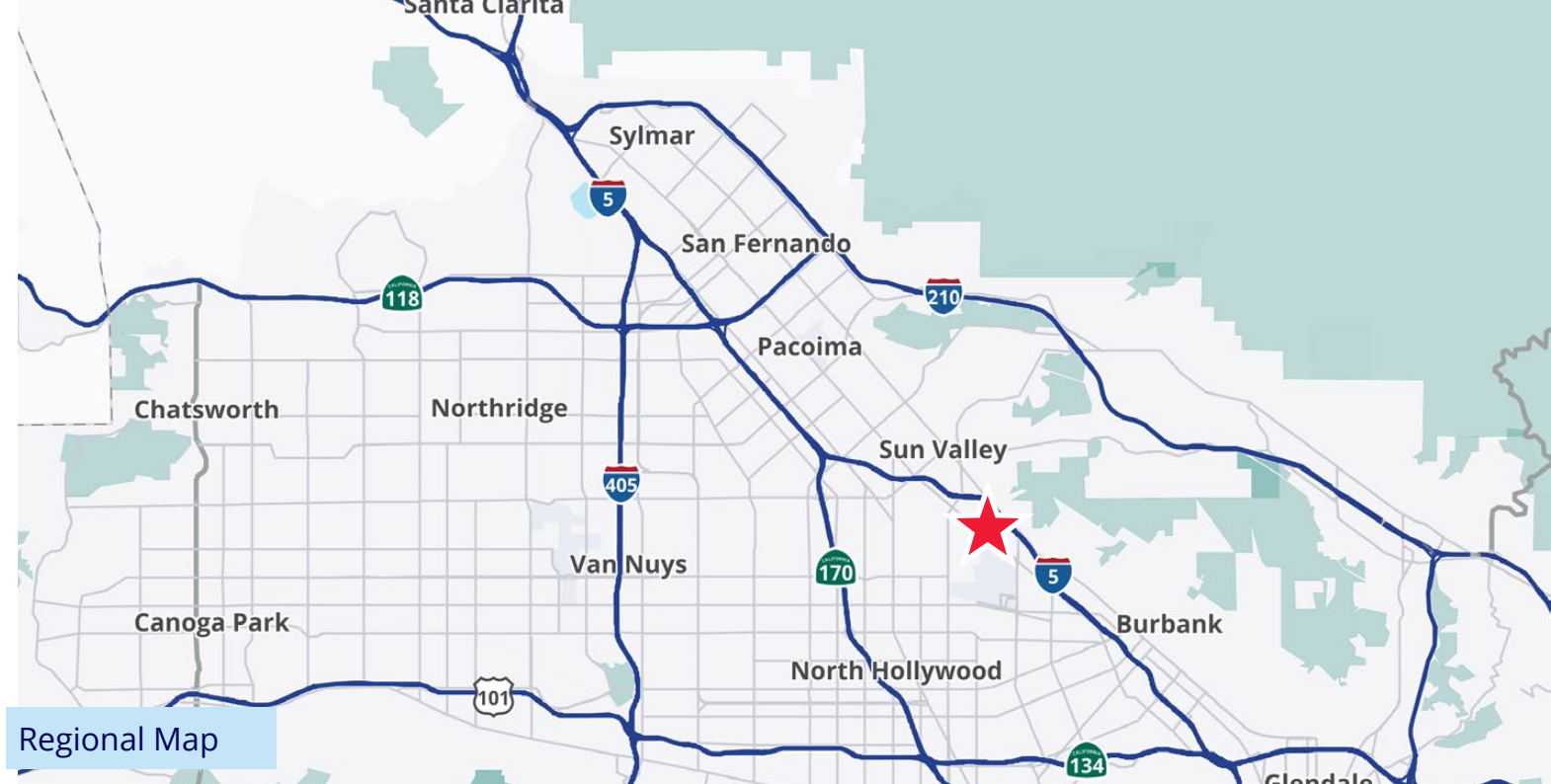
Photos



Photos



Location Maps





Accelerating success.

Contact Info

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Colliers

505 N Brand Blvd

Suite 1120

Glendale, CA 91203

www.colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers