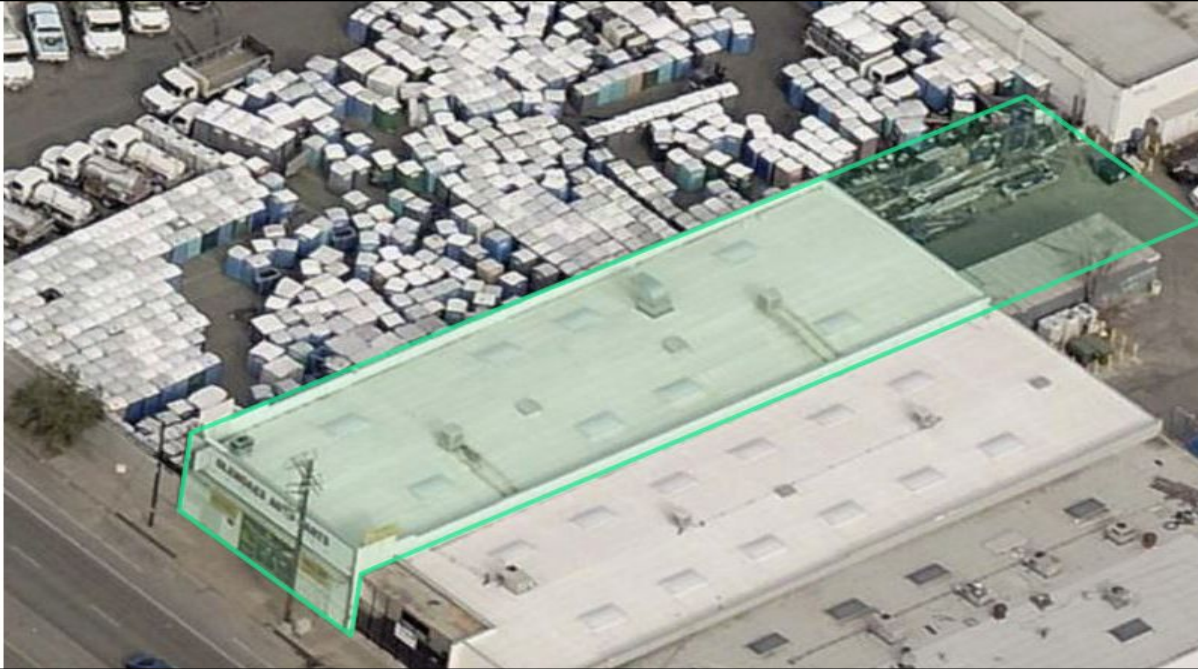


Available SF 8,000 SF

Industrial For Lease - Hold

Building Size 8,000 SF



Address: 9350 Glenoaks Blvd, Sun Valley, CA 91352

Cross Streets: Glenoaks Blvd/Pendleton St

Excellent Manufacturing/Distribution Facility
 Clearspan Throughout Warehouse
 M-2 Zoning/Oversized Loading Door
 Currently Being Fully Renovated

Lease Rate/Mo:	\$14,000	Sprinklered:	No	Office SF / #:	TBD
Lease Rate/SF:	\$1.75	Clear Height:	16'	Restrooms:	3
Lease Type:	Gross	GL Doors/Dim:	1 / 15x12	Office HVAC:	Heat & AC
Available SF:	8,000 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	8,000 SF	A: 400 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1949	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	45 Days
Sale Price/SF:	NFS	Parking Spaces: 10 / Ratio: 1.3:1		Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Yes	Specific Use:	Manufacturing	Market/Submarket:	East SFV
Zoning:	M2			APN#:	2538011009
Listing Company:	CBRE				
Agents:	Michael Bogle 818-907-4746				
Listing #:	41202274	Listing Date:	10/04/2024	FTCF:	CB250N000S000/A0AA
Notes:	Vacant.				

