

Available SF 4,000 SF

Industrial For Lease

Building Size 13,750 SF


**Address:** 11800 Sheldon St, Unit C1/C2, Sun Valley, CA 91352

**Cross Streets:** San Fernando Rd/Sheldon St

 Turn-Key Stage Facility  
 20' x 14' Black Wall Stage  
 32' x 14' x 34' Blue Infinity Cyc Stage  
 Gated and Secured Park  
 No CAM Fee

**Lease Rate/Mo:** \$6,200  
**Lease Rate/SF:** \$1.55  
**Lease Type:** Gross  
**Available SF:** 4,000 SF  
**Minimum SF:** 4,000 SF  
**Prop Lot Size:** POL  
**Term:** 3 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced  
**Zoning:** M2

**Sprinklered:** No  
**Clear Height:** 15'  
**GL Doors/Dim:** 2 / 12'x12'  
**DH Doors/Dim:** 0  
**A: 200 V: 240-240 O: 3 W: 3**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1981  
**Whse HVAC:**  
**Parking Spaces: 8 / Ratio: 2.0:1**  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 450 SF / 4  
**Restrooms:** 2  
**Office HVAC:**  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 56 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** East SFV  
**APN#:** 2538003034

**Listing Company:** Delphi Business Properties, Inc.

**Agents:** [David Hoffberg, SIOR 818-933-7117](mailto:david@go2delphi.com)
**Listing #:** 42447744

**Listing Date:** 04/23/2025

**FTCF:** CB250N000S000

**Notes:** Lessee responsible to have a licensed electrician confirm electrical service prior to signing lease & confirm zoning allows intended business use.
