

Available SF 4,620 SF

Industrial For Sale

Building Size 4,620 SF



**Address:** 13900 La Rue St, San Fernando, CA 91340

**Cross Streets:** La Rue St/Ilex Ave

Free Standing Manufacturing Building  
600 Amp, 120/240 Volt, 3 Ph Electrical  
14'x 9' Dock (27" High) / 10'x9' Ground Level  
Fully Fenced & Secure Corner Location  
City of San Fernando

**Sale Price:** \$1,750,000.00  
**Sale Price/SF:** \$378.79  
**Available SF:** 4,620 SF  
**Prop Lot Size:** 0.17 Ac / 7,495 SF  
**Taxes:** \$12,460 / 2025  
**Yard:** Fenced/Paved  
**Zoning:** M1

**Sprinklered:** No  
**Clear Height:** 12'  
**GL Doors/Dim:** 1 / 10'x9'  
**DH Doors/Dim:** 1 / 14'x9.5'  
**A: 600 V: 120/240 O: 3 W: 4**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1941

**Office SF / #:** 200 SF / 1  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** East SFV  
**APN#:** 2616-018-008

**Whse HVAC:** No  
**Parking Spaces:** / Ratio:  
**Rail Service:** No  
**Specific Use:** Manufacturing

**Listing Company:** Delphi Business Properties, Inc.  
**Agents:** [David Hoffberg, SIOR 818-917-2505](mailto:david@go2delphi.com)

**Listing #:** 44903319 **Listing Date:** 05/18/2026 **FTCF:** CB000N000S250

**Notes:** All information contained herein is deemed reliable and must be independently verified by the Buyer. Buyer is solely responsible for confirming electrical service and zoning are suitable for Buyer's intended use.

