



Virtual Tour

11240 Sherman Way Sun Valley, CA

79,421 SF Available for Lease

- Free Standing Building
- Burbank Airport Adjacent
- Heavy Power (3,000 AMPs)



Daniel O'Neil
Founding Partner
daniel@ranchorealtyllc.com
m. (818) 804-7541
DRE # 02158478

Parker Jones
Founding Principal
jonespa@ranchorealtyllc.com
m. (424) 346-4213
DRE # 00679191



Property Highlights



HIGHLY FUNCTIONAL
WITH MULTIPLE
DOCK HIGH LOADING
POSITIONS



PRIVATE, SECURED,
AND GATED CAMPUS
ENVIRONMENT



PRIVATE LANDLORD
WITH PRIDE OF
OWNERSHIP



SUITABLE FOR
MANUFACTURING
WITH HEAVY POWER
(3,000 AMPS)



FRONTAGE ACROSS
MAJOR
THOROUGHFARE
SHERMAN WAY



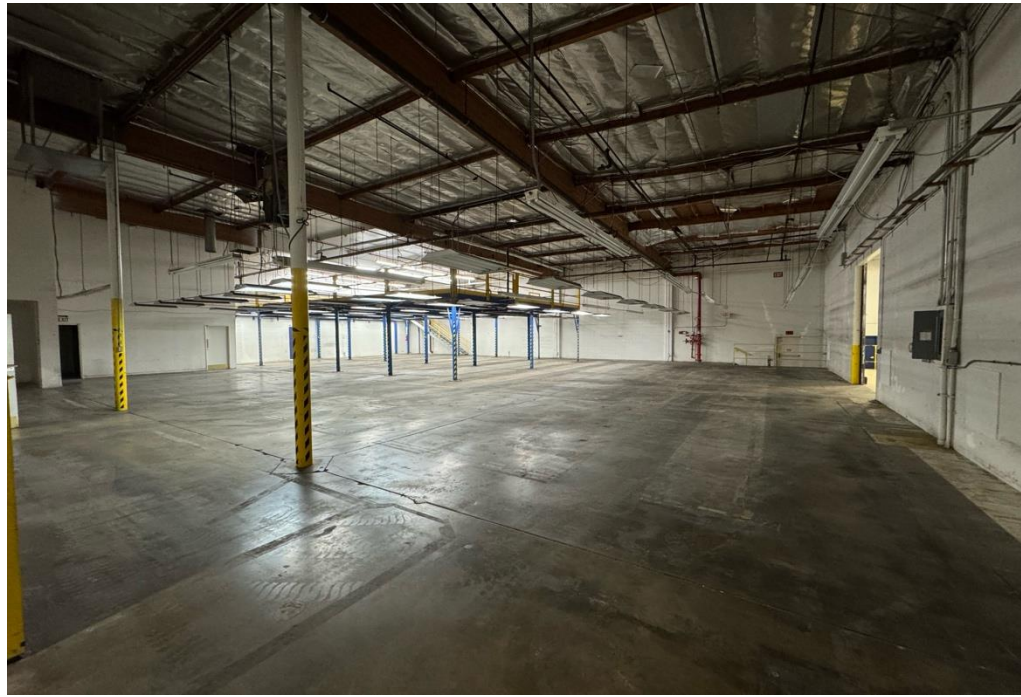
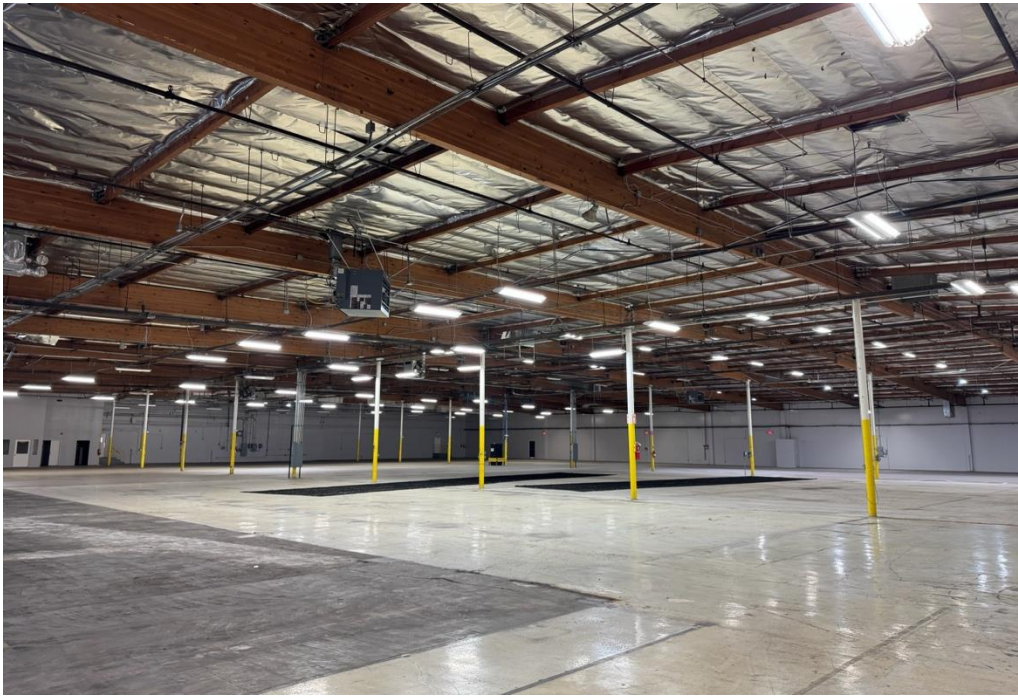
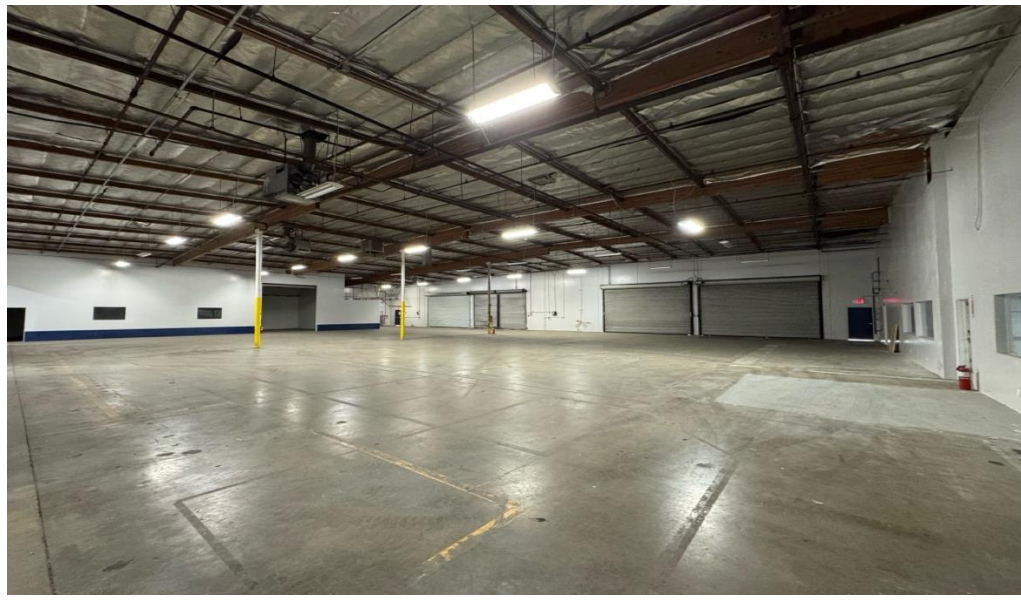
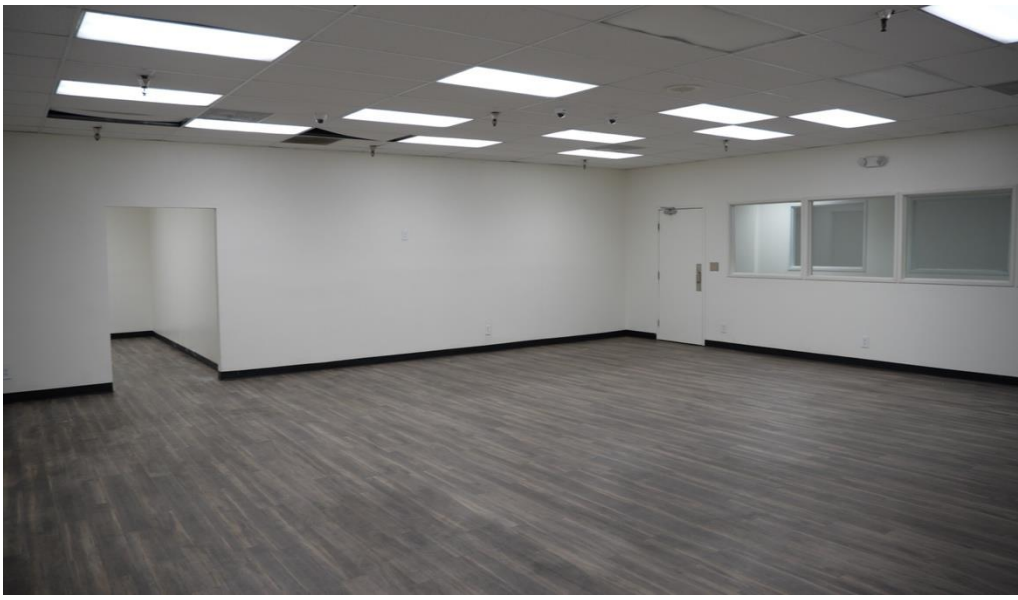
M2 ZONING ALLOWS
FOR WIDE VARIETY
OF INDUSTRIAL USES

Building Specifications

Available SF: 79,421 SF
Lease Rate PSF: \$1.40 NNN
Monthly Base Rent: \$111,189
Estimated NNN Expenses*: \$.21/sf
Warehouse Clearance Height: 18 - 21'
DH Doors: Six (6) ; Eight (8) truck positions
GL Doors: Two (2)
Office SF: Approx. 20,965 SF (can be reduced)
Power: 3,000 AMPs ; 208/120V ; 3 PH ; 4W
Yard: Paved
Zoning: M2
Approx. Parking Spaces: 102

*PRELIMINARY ESTIMATE ACTUAL NUMBERS MAY VARY.

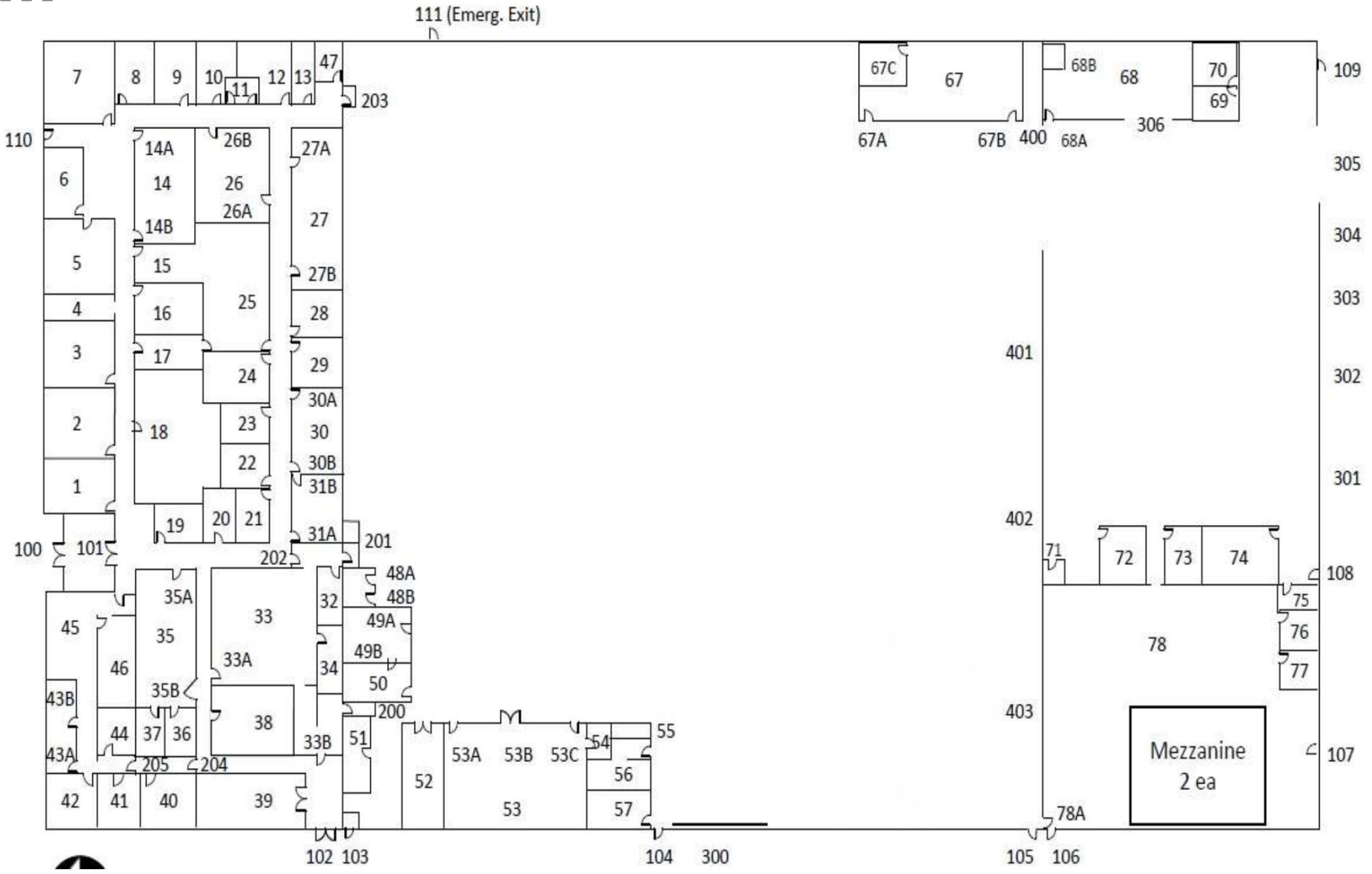




11240 SHERMAN WAY

Floor Plan

* Office space can be reduced for additional storage



Location

- Adjacent to Burbank Airport
- 1 ½ miles from 170 FW on/off ramp at Sherman Way
- Frontage across major thoroughfare Sherman Way



11240 SHERMAN WAY

11240 Sherman Way, Sun Valley, CA



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