



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)

RANCHO REALTY GROUP CORP



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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)

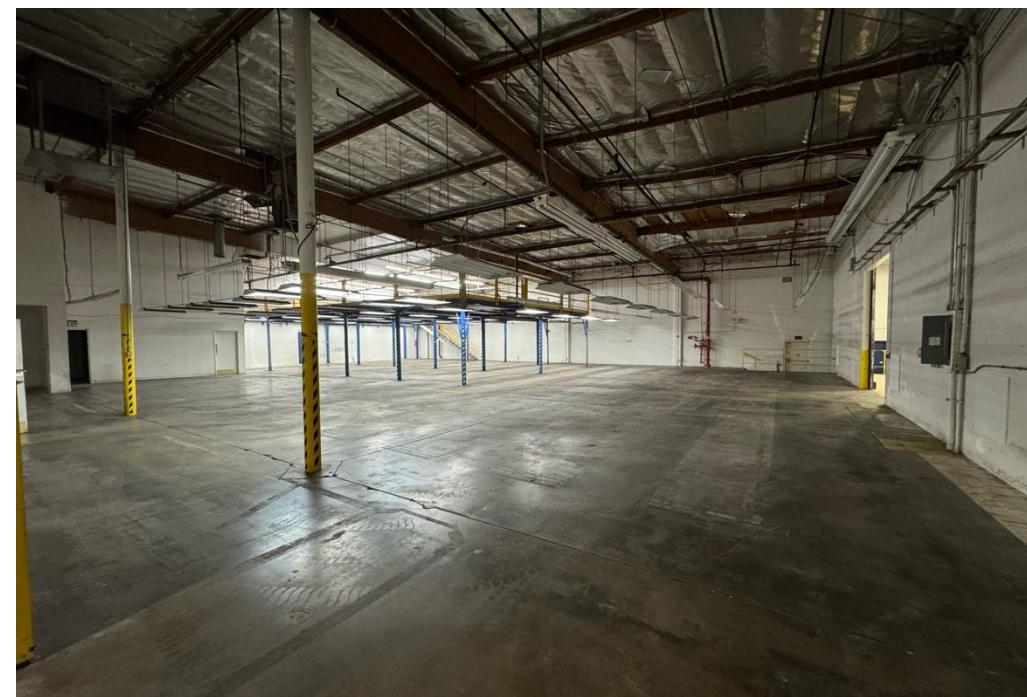
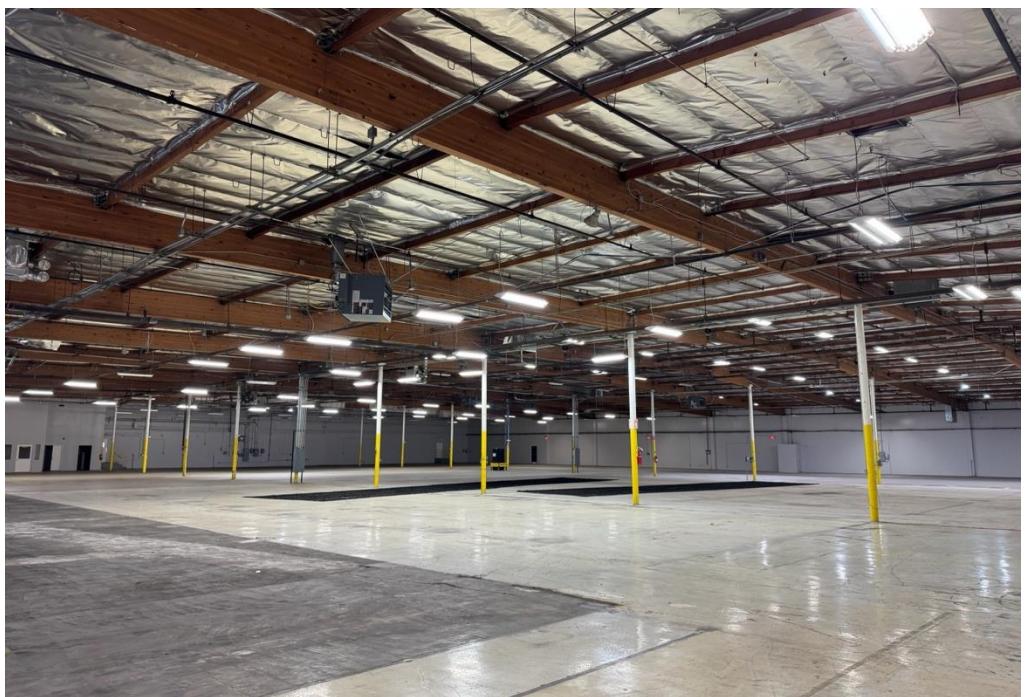
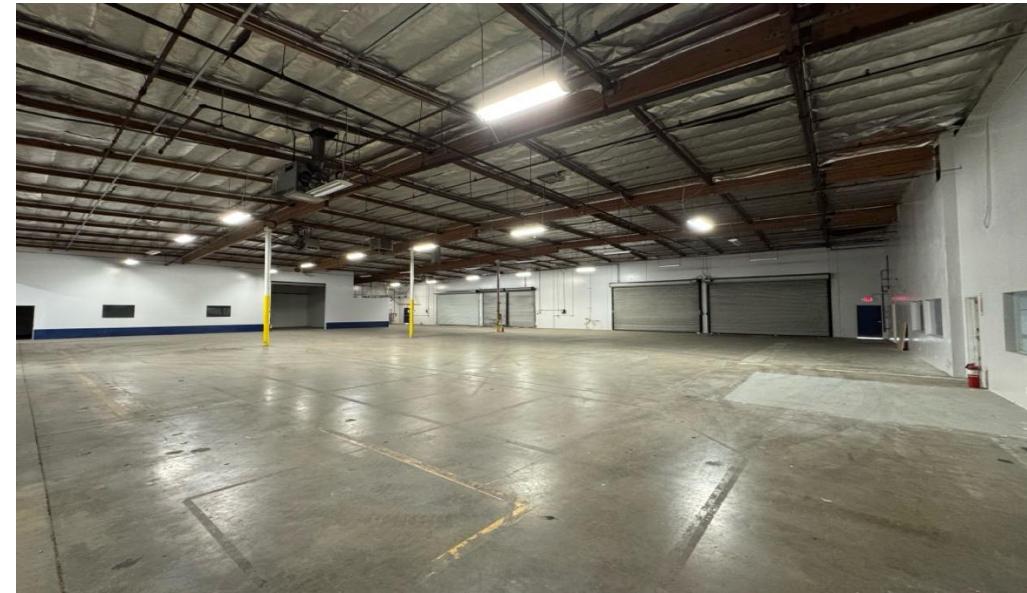
Power: 3,000 AMPS ; 208/120V ; 3 PH ; 4W

Yard: Paved

Zoning: M2

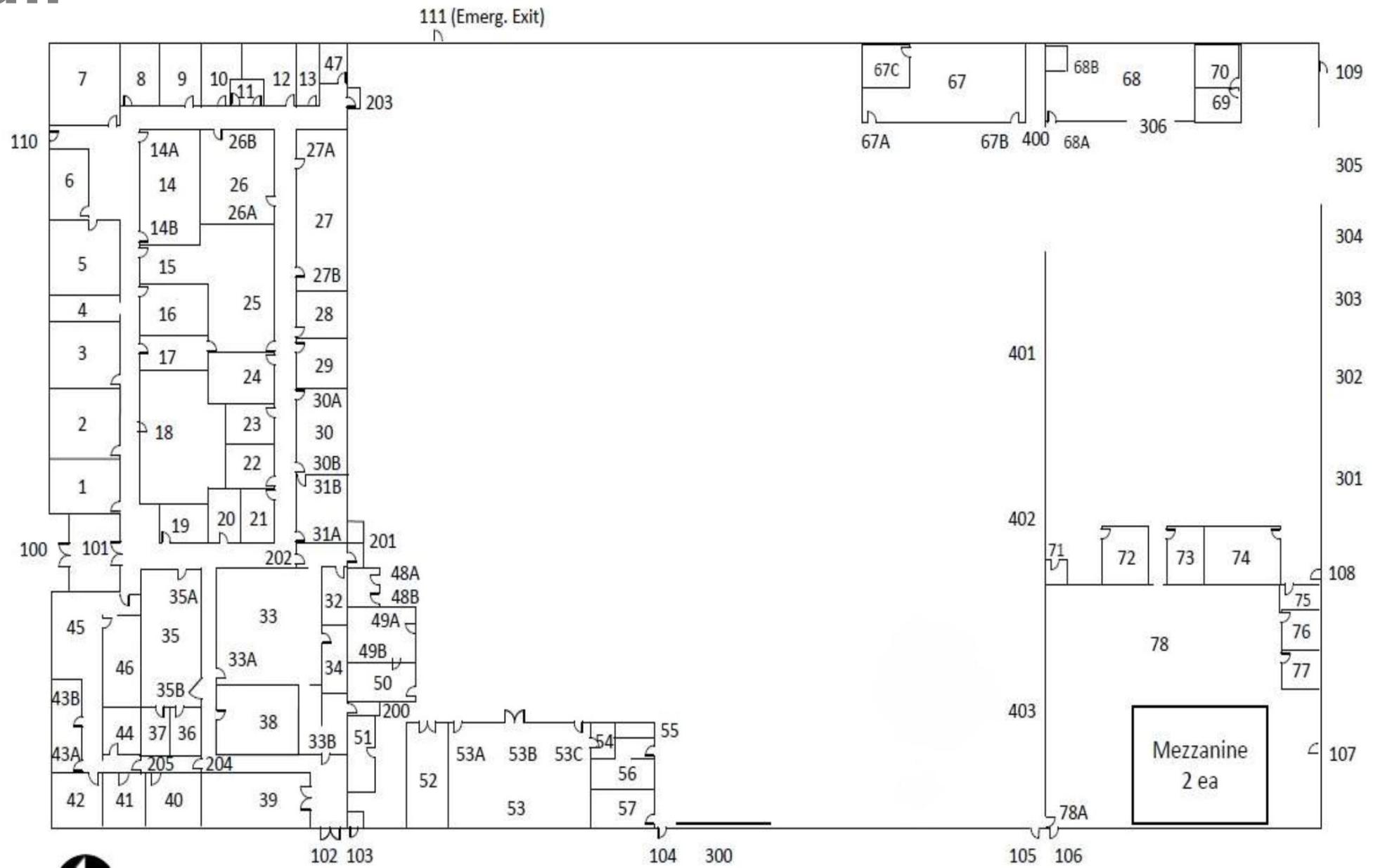
Approx. Parking Spaces: 102





11240 SHERMAN WAY

Floor Plan



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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