

FOR SALE
65,025 SF

459 PARK AVENUE
SAN FERNANDO, CA 91340



CHAD GAHR
O: 818 742 1626
cgahr@naicapital.com
Cal DRE Lic #01230414

DAVID YOUNG
O: 818 742 1651
dyoung@naicapital.com
Cal DRE Lic #00914504

NAI CAPITAL
15821 Ventura Blvd., Suite 320
Encino, CA 91436
naicapital.com | 818 905 2400

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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NAI Capital is pleased to present a rare opportunity for an **Owner/User** to acquire a **65,025 SF industrial facility** located within the **business-friendly City of San Fernando**. This two-tenant building is partially leased to a **tenant occupying 27,523 SF: allowing an Owner/User the ability to immediately occupy 37,502 SF while collecting passive income**. The property features 5 dock loading positions, 96 parking stalls, a fenced yard with multiple curb cuts, a fire sprinkler system, and refreshed offices.

The **City of San Fernando** provides an exceptionally **business friendly environment for industrial operators**, offering streamlined online permitting and licensing systems that simplify operations for manufacturers, contractors, logistics firms, and other industrial users. The **San Fernando Police Department** serves as the full service municipal law enforcement agency for the city, providing year round law enforcement coverage and community safety services with fast response times.



PROPERTY HIGHLIGHTS

Purchase Price	TBD
Total Building Size	65,025 SF
Roof	Brand New with Warranty
Office Area	8,570 SF of Refreshed Office Space
Clear Height	12' - 15'
Dock Loading Positions	5
Parking	96 Stalls
M1 Zoning	M1
Heavy Power	TBD
Fire Sprinklers	Yes

AVAILABLE FOR BUYER OCCUPANCY

Available Space	37,502 SF
Office Area	5,610 SF
Loading	3 Dock High Positions
Power	TBD
Parking	57 Stalls

LEASED PREMISES

Lessed Space	27,523 SF
Office Area	2,960 SF
Loading	2 Dock High Positions
Parking	39 Stalls
Tenant Rental Income	Call Broker for Details

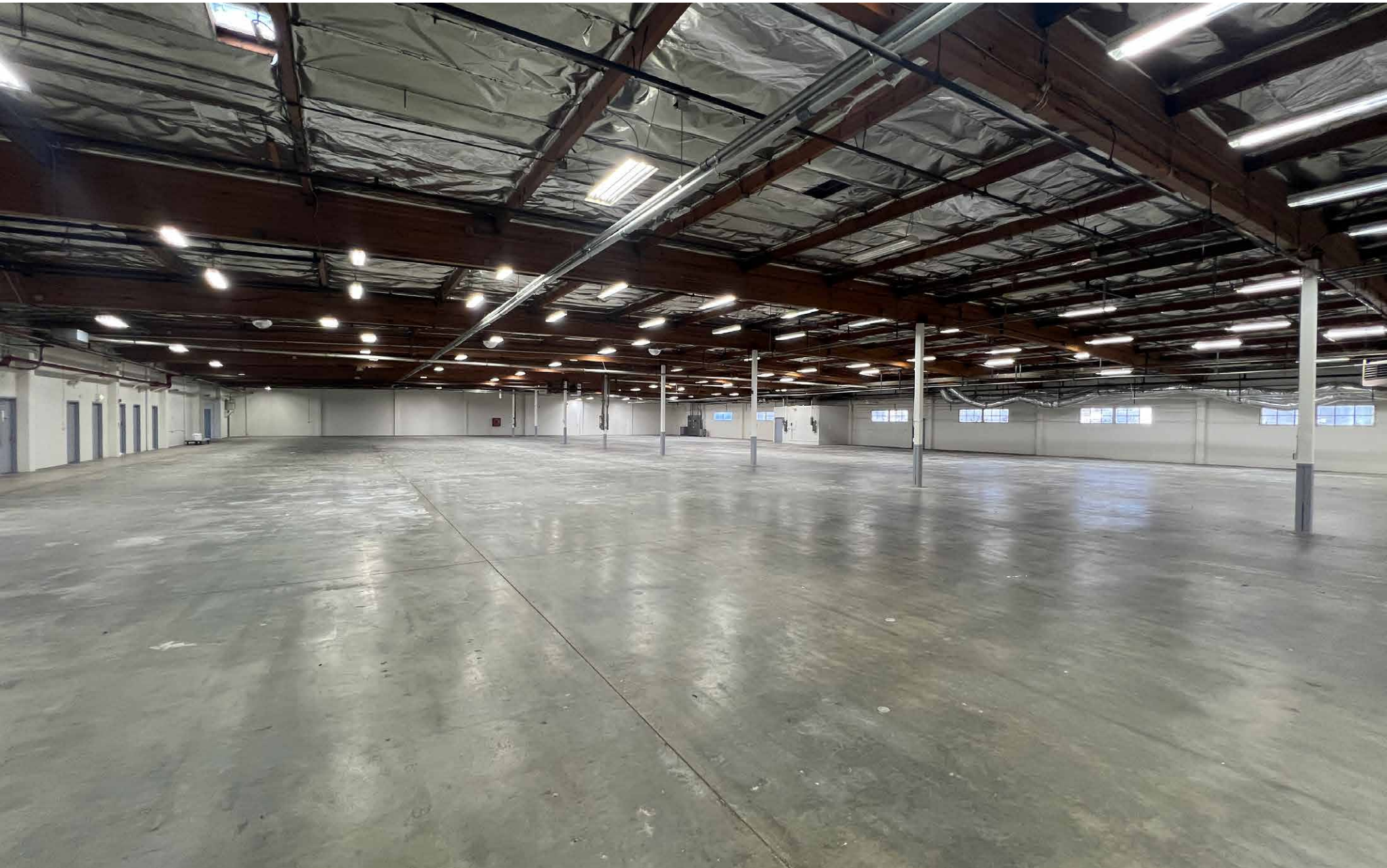
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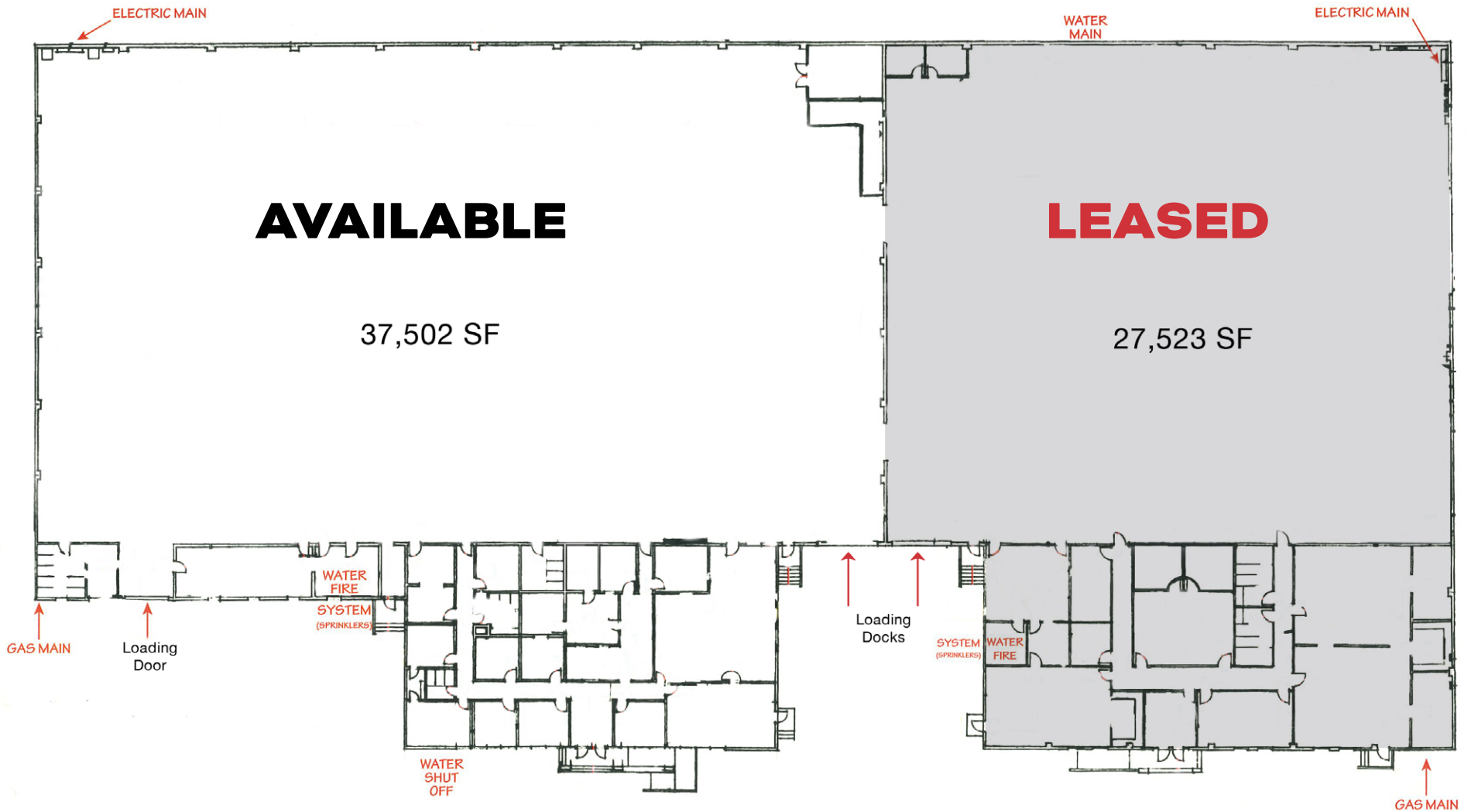


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SITE PLAN



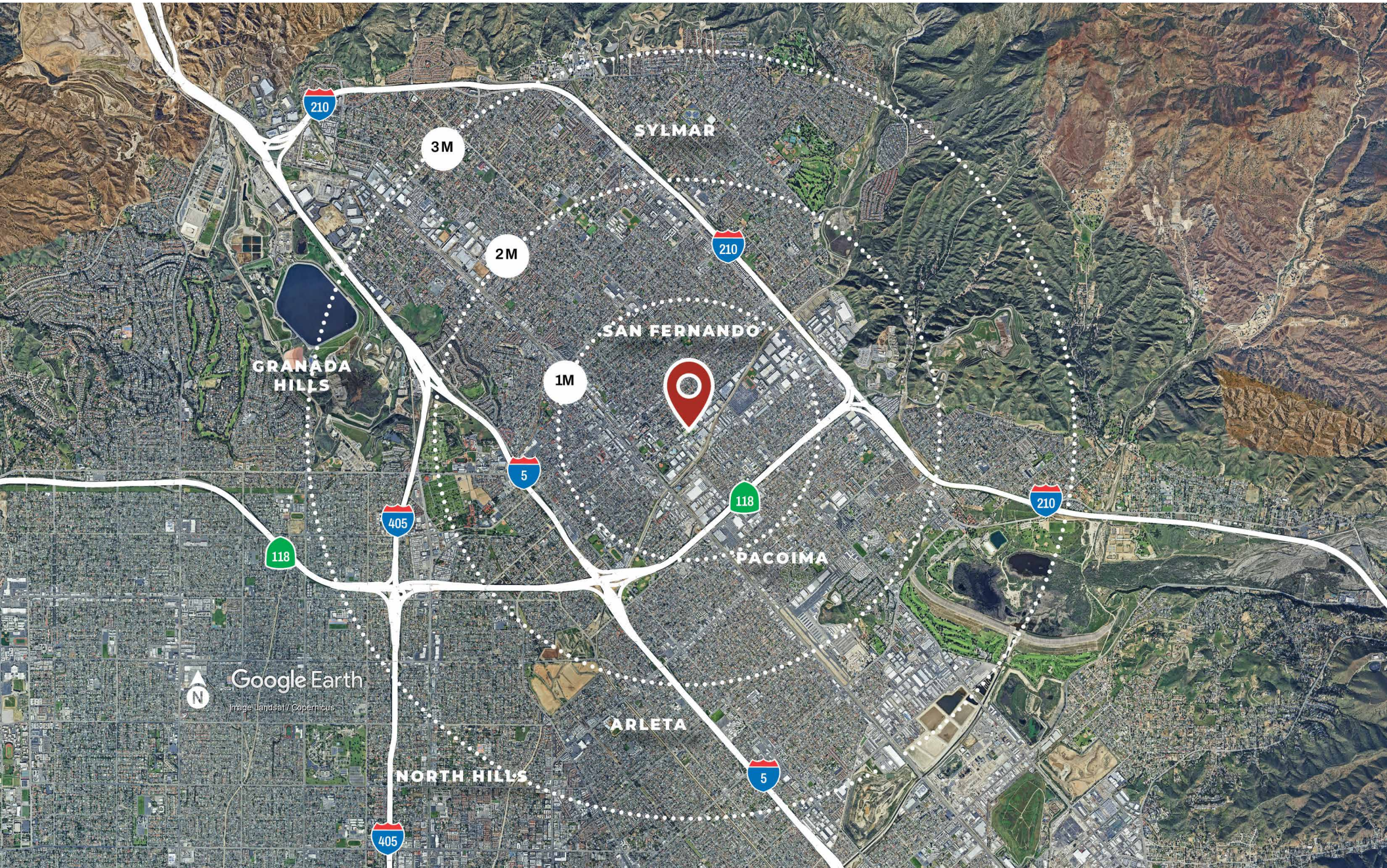
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