

Available SF 45,600 SF

Industrial For Lease - Hold

Building Size 45,600 SF



Address: 8818-8828 Lankershim Blvd, Sun Valley, CA 91352

Cross Streets: Lankershim Blvd/Pendeleton St

Rare Opportunity to Lease an Entire Industrial Project
 Great Warehouse / Manufacturing Facility
 Main Street Exposure / Front & Rear Fenced Yard
 Excellent Golden State Freeway (5) Accessibility
 Entire Project Currently Being Renovated

Lease Rate/Mo:	\$77,520	Sprinklered:	No	Office SF / #:	7,552 SF / 16
Lease Rate/SF:	\$1.70	Clear Height:	14'	Restrooms:	15
Lease Type:	Gross	GL Doors/Dim:	8 / 12'x12'	Office HVAC:	Heat & AC
Available SF:	45,600 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	45,600 SF	A: 1600 V: 120/240 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	2.10 Ac / 91,565 SF	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1971	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	90 Days
Sale Price/SF:	NFS	Parking Spaces: 86 / Ratio: 1.9:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Manufacturing	Market/Submarket:	East SFV
Zoning:	M1			APN#:	2631016039
Listing Company:	CBRE				
Agents:	Michael Bogle 818-907-4746				
Listing #:	41034248	Listing Date:	09/06/2024	FTCF:	CB000N00S000/A0AA
Notes:	Call broker for commission information. Broker/tenant to independently verify all information on this brochure. Owner/broker do not warrant its accuracy. Parking is not striped. Multiple power meters on site.				

