

Available SF 12,639 SF

Industrial For Sublease - Hold

Building Size 12,639 SF



Address: 8600 Tamarack Ave, Sun Valley, CA 91352

Cross Streets: Pendleton St/Tamarack Ave

Sublease Through 3/31/2026  
Excellent Distribution/Manufacturing Facility  
Fenced Rear Yard  
M-2 Zoning  
Adjacent to the 5 Fwy Entrance/Exit  
Front and Rear Loading

Lease Rate/Mo: \$18,074  
Lease Rate/SF: \$1.43  
Lease Type: Gross  
Available SF: 12,639 SF  
Minimum SF: 12,639 SF  
Prop Lot Size: 0.59 Ac / 25,879 SF  
Term: Sublease Through 3/31/2026  
Sale Price: NFS  
Sale Price/SF: NFS  
Taxes:  
Yard: Fenced  
Zoning: M2-1-CUGU

Sprinklered: No  
Clear Height: 16'  
GL Doors/Dim: 3 / (2)12x14; (1)9x14  
DH Doors/Dim: 0  
A: 400 V: 120/240 O: 3 W: 4  
Construction Type: Concrete  
Const Status/Year Blt: Existing / 1974  
Whse HVAC: No  
Parking Spaces: 25 / Ratio: 2.0:1  
Rail Service: No  
Specific Use: Light Industrial

Office SF / #: 1,800 SF / 5  
Restrooms: 4  
Office HVAC: Heat & AC  
Finished Ofc Mezz: 0 SF  
Include In Available: No  
Unfinished Mezz: 0 SF  
Include In Available: No  
Possession: 05/01/2024  
Vacant: No  
To Show: Call broker  
Market/Submarket: East SFV  
APN#: 2631018069

Listing Company: CBRE  
Agents: [Michael Bogle 818-907-4746](mailto:michael.bogle@cbre.com)  
Listing #: 40043246  
Notes: Call broker for commission information. Front loading door is half (24") dock high.

Listing Date: 04/01/2024

FTCF: CB250N000S000/A0AA