

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	Sprinklered:	No	Office SF / #:	1,800 SF / 5
Lease Rate/SF:	\$1.43	Clear Height:	16'	Restrooms:	4
Lease Type:	Gross	GL Doors/Dim:	3 / (2)12x14; (1)9x14	Office HVAC:	Heat & AC
Available SF:	12,639 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	12,639 SF	A: 400 V: 120/240 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	0.59 Ac / 25,879 SF	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	Sublease Through 3/31/2026	Const Status/Year Blt:	Existing / 1974	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	05/01/2024
Sale Price/SF:	NFS	Parking Spaces:	25 / Ratio: 2.0:1	Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Light Industrial	Market/Submarket:	East SFV
Zoning:	M2-1-CUGU			APN#:	2631018069
Listing Company:	CBRE				
Agents:	Michael Bogle 818-907-4746				
Listing #:	40043246	Listing Date:	04/01/2024	FTCF:	CB250N000S000/AOAA
Notes:	Call broker for commission information. Front loading door is half (24") dock high.				

CBRE



Michael Bogle
michael.bogle@cbre.com
818-907-4746

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