

ASKING PRICE \$3,299,000 | 7,670 SF | 125,470 SF LOT

Arbor



**EXCLUSIVE FLEX PROPERTY**

# 7654 N CLYBOURN AVE

SUN VALLEY | CA | 91352

An approximate 7,670 SF Industrial Condo part of a 125,470 SF Flex Building in Sun Valley.

## PROPERTY HIGHLIGHTS



Prime Location near Hollywood Burbank Airport



Turnkey Car Storage and Office

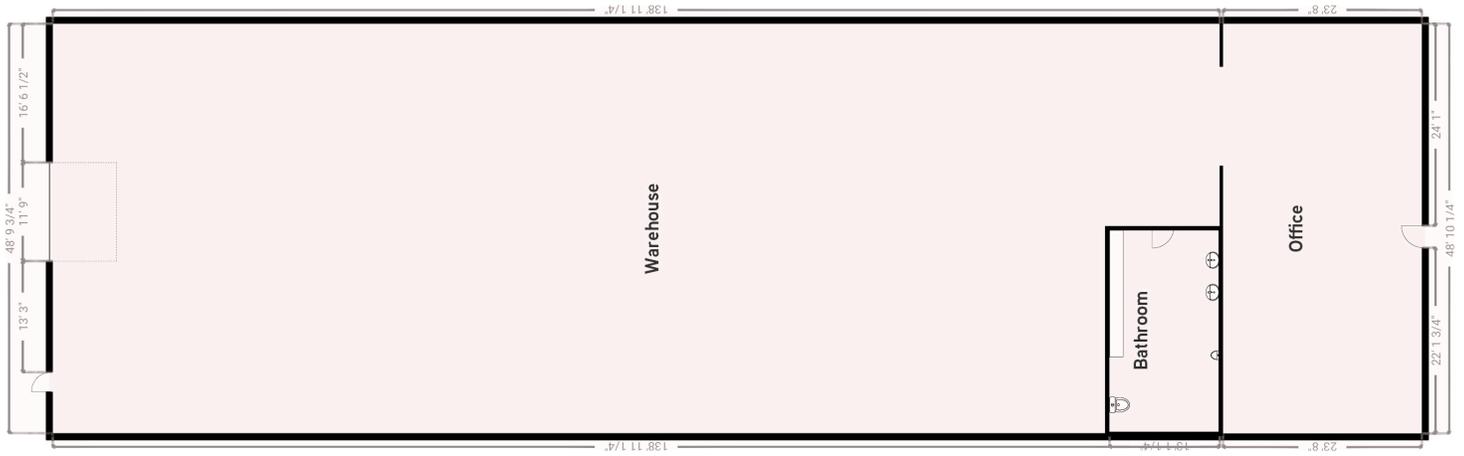


Restroom with Lockers and Shower

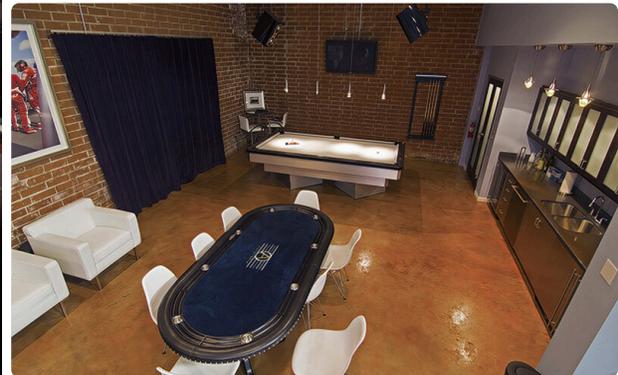


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**Floor Plan**



**OFFERING SUMMARY**

<b>PRICE</b> \$3,299,000	<b>PPSF</b> \$430.12	<b>DELIVERY DATE</b> Sept 1, 2026
<b>TOTAL BUILDING SIZE</b> 7,670 SF	<b>OFFICE</b> 980 SF	<b>INDUSTRIAL</b> 6,690 SF
<b>POWER</b> 250 amp - 277 / 480V, 3-Phase, 4-Wire	<b>ZONING</b> M1	<b>SHOWINGS</b> Occupied - Call Broker



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