

FOR LEASE

**459 PARK AVENUE
SAN FERNANDO, CA 91340**



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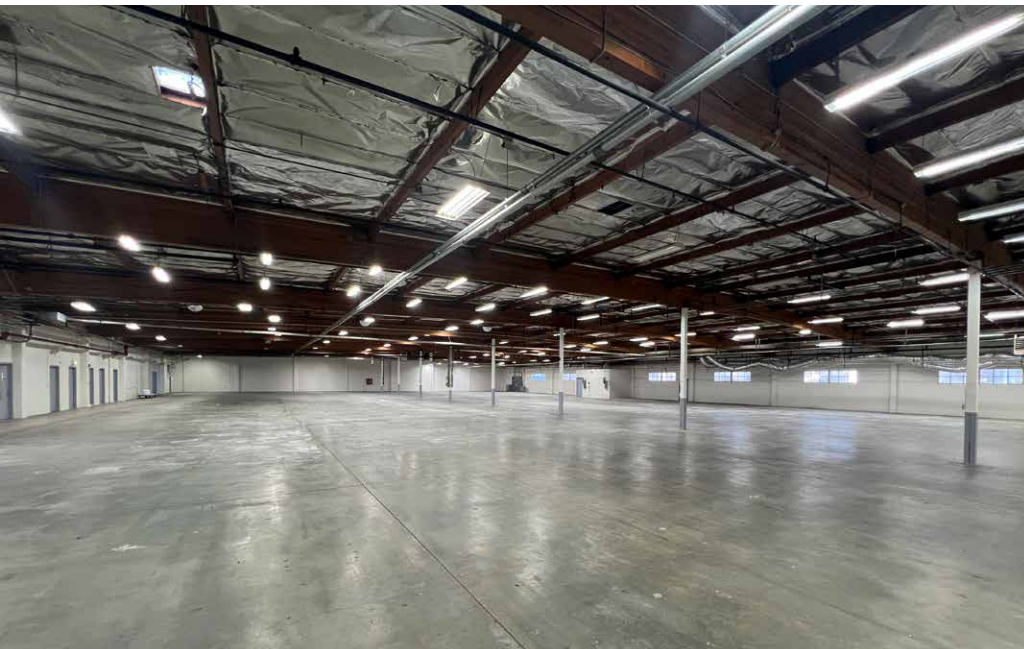
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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOR LEASE

**459 PARK AVENUE
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PROPERTY HIGHLIGHTS

- **\$0.99 / SF Gross Lease Rate**
- Fully Renovated Building
- New Roof and New Office Space
- 2 Dock High Loading Positions
- Prime East Valley Location with Immediate Access to 5, 210, 118 & 405 Freeways
- Business Friendly City of San Fernando Location

PROPERTY FEATURES

Available Space	37,502 SF
Lease Rate	\$0.99 / SF Gross for Months 1 thru 6 (\$1.30 / SF Gross Thereafter)
Office Area	6,090 SF
Loading	2 Dock High and 1 Ground Level
Clear Height	12' – 15'
Power	800 Amp; 120/208 Volt; 3 Phase
Parking	57 Striped Stalls / Fenced Parking Lot
Zoning	M1
Fire Sprinklers	Yes
Year Built	1968

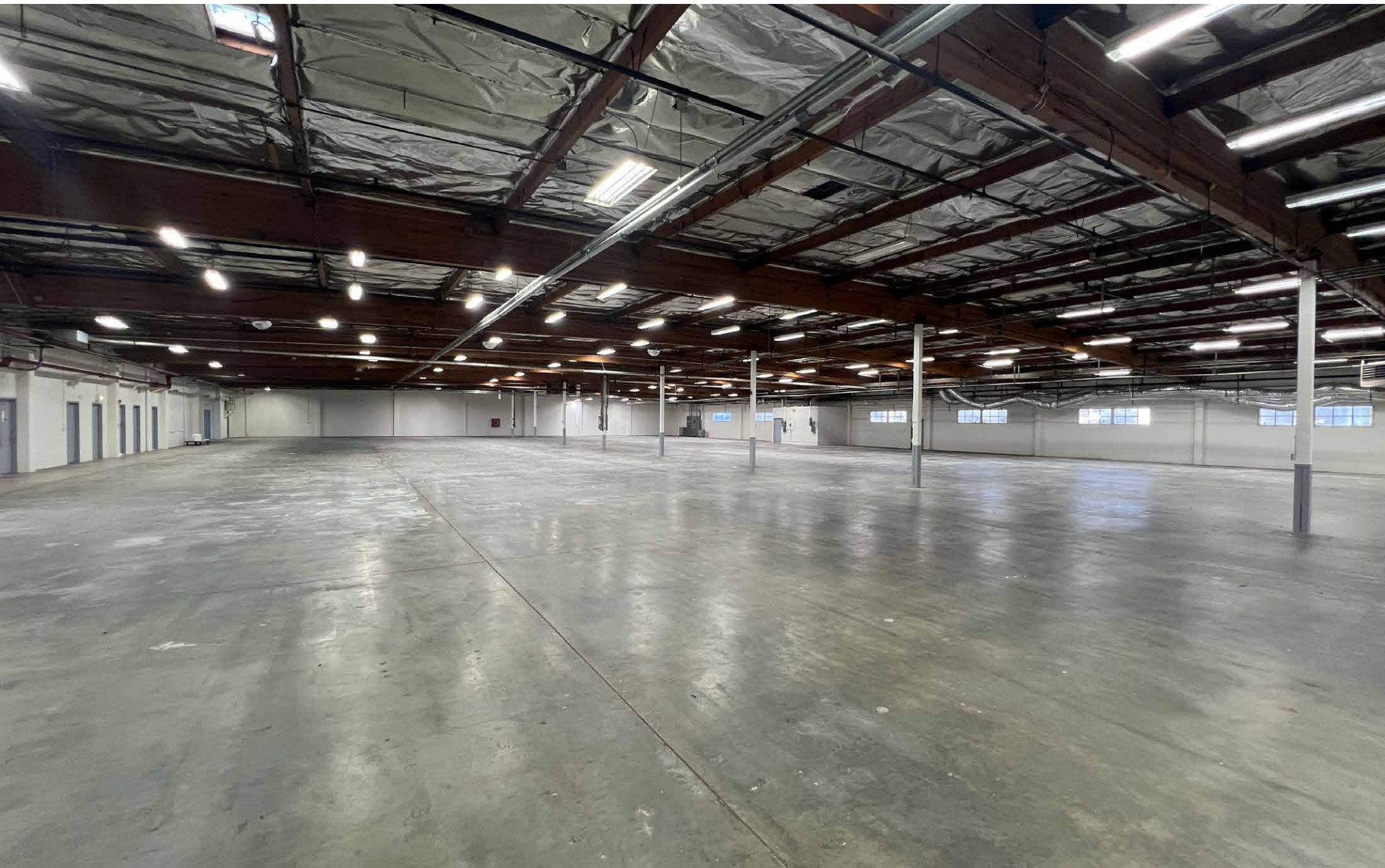
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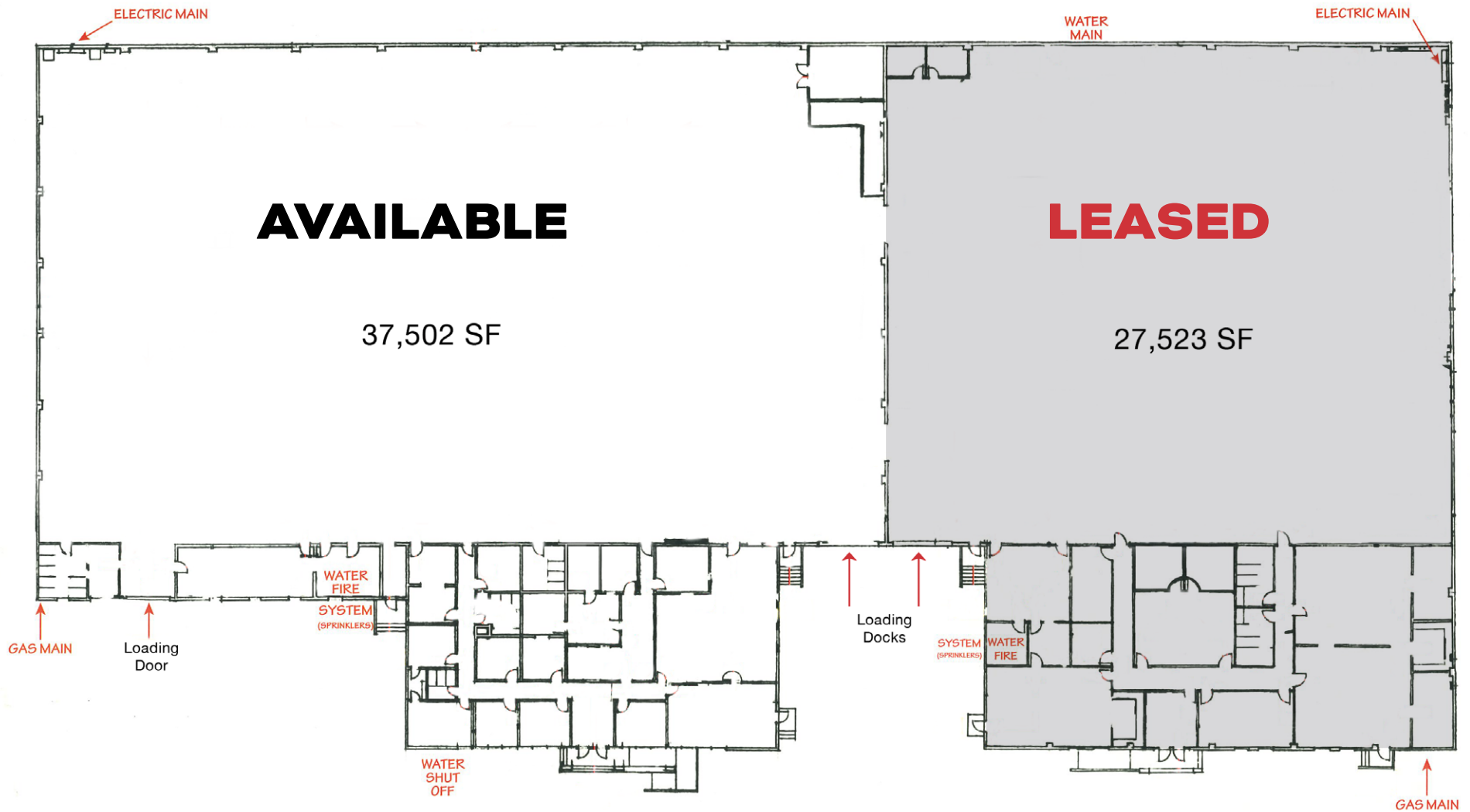
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SITE PLAN



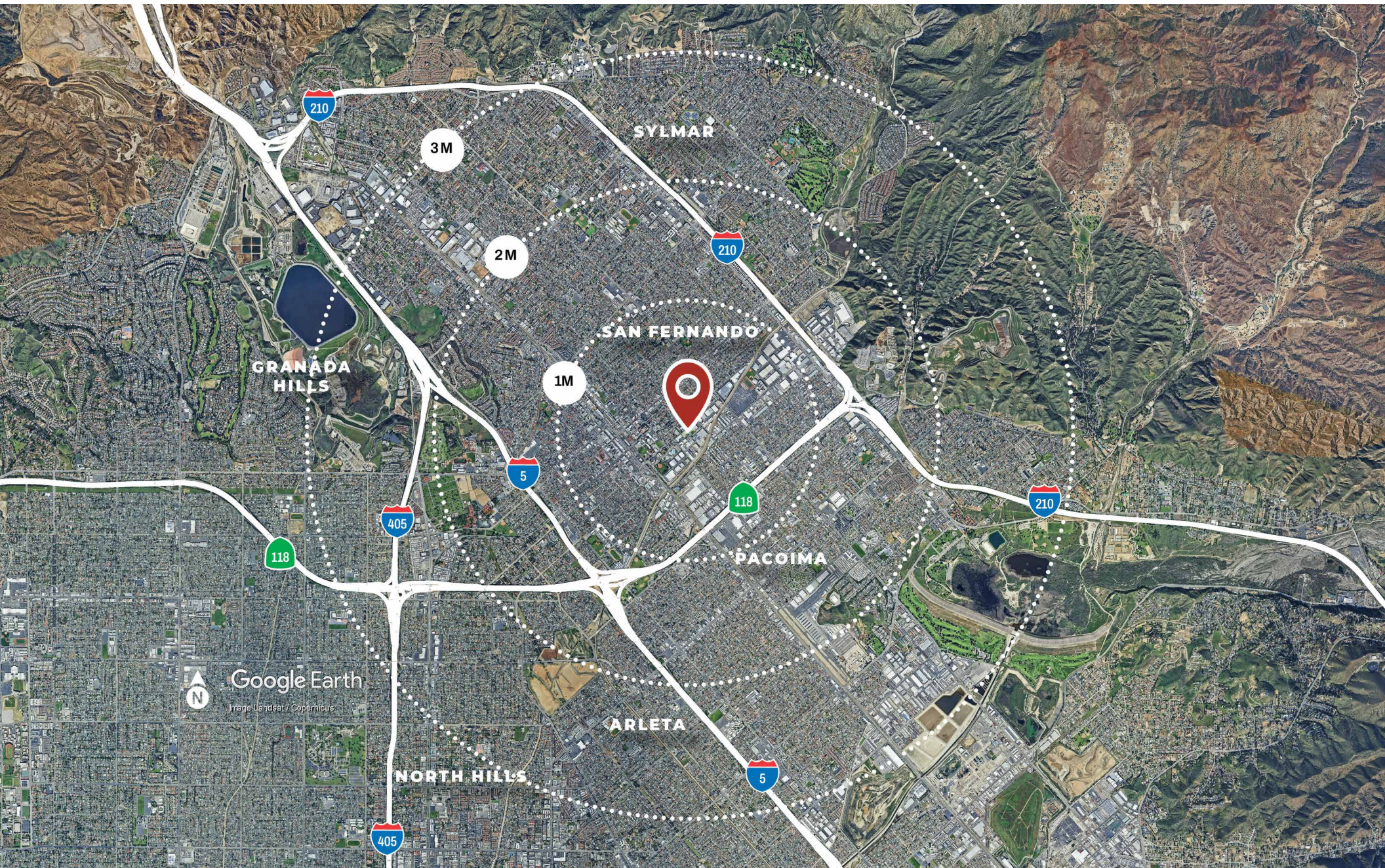
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