

# FOR LEASE

459 PARK AVENUE  
SAN FERNANDO, CA 91340

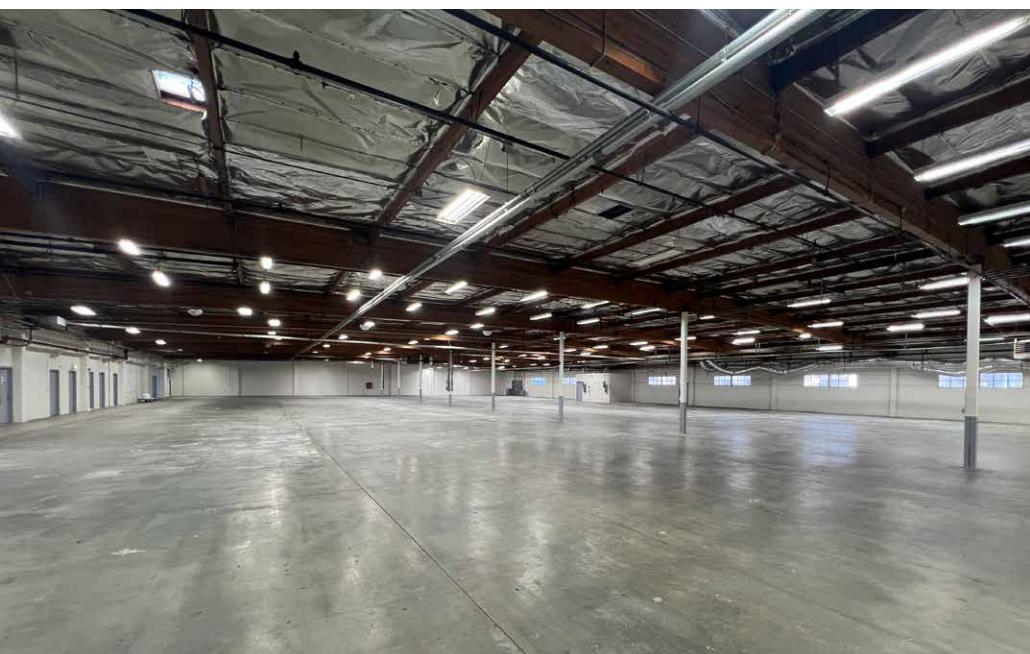


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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



## 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

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

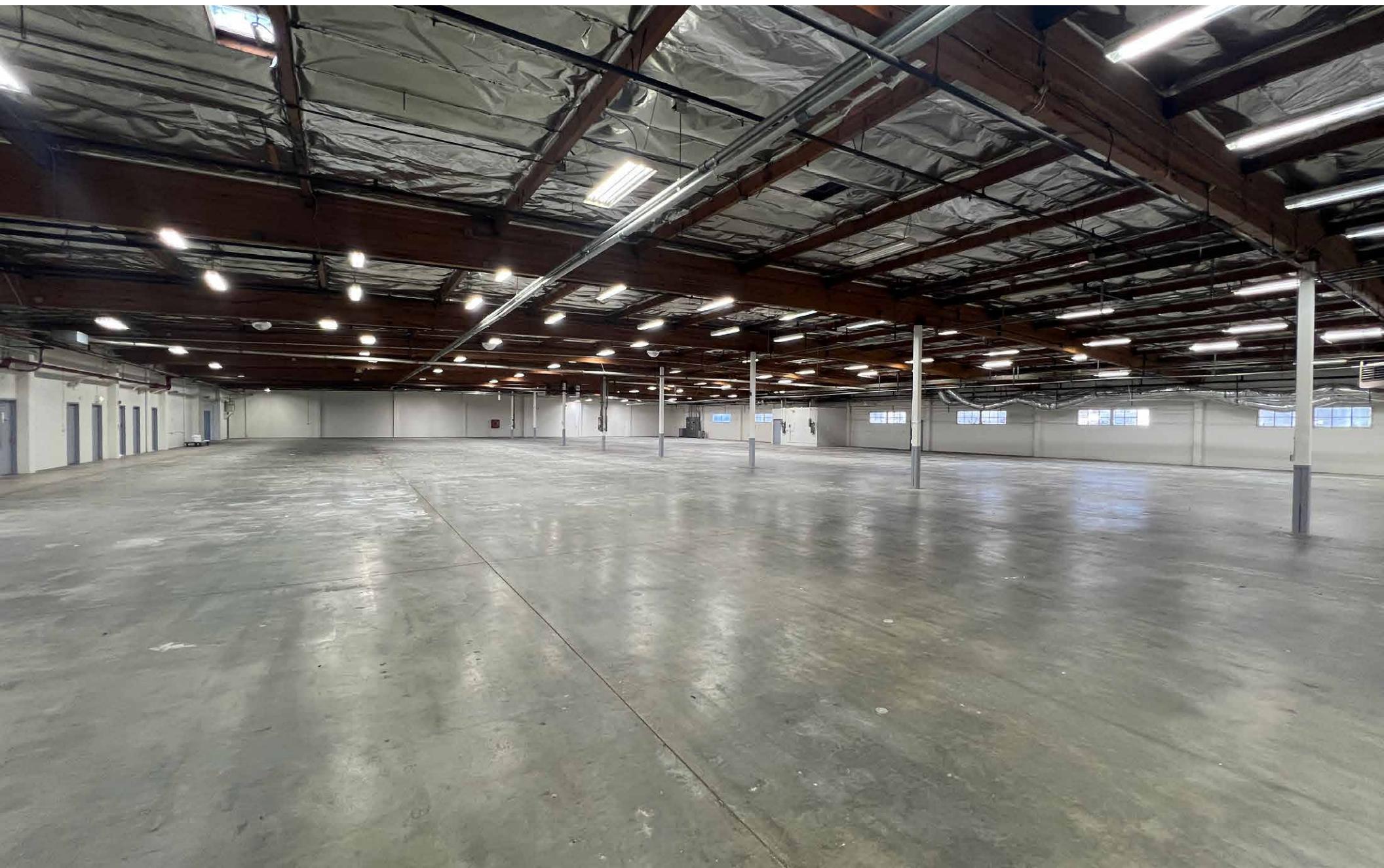
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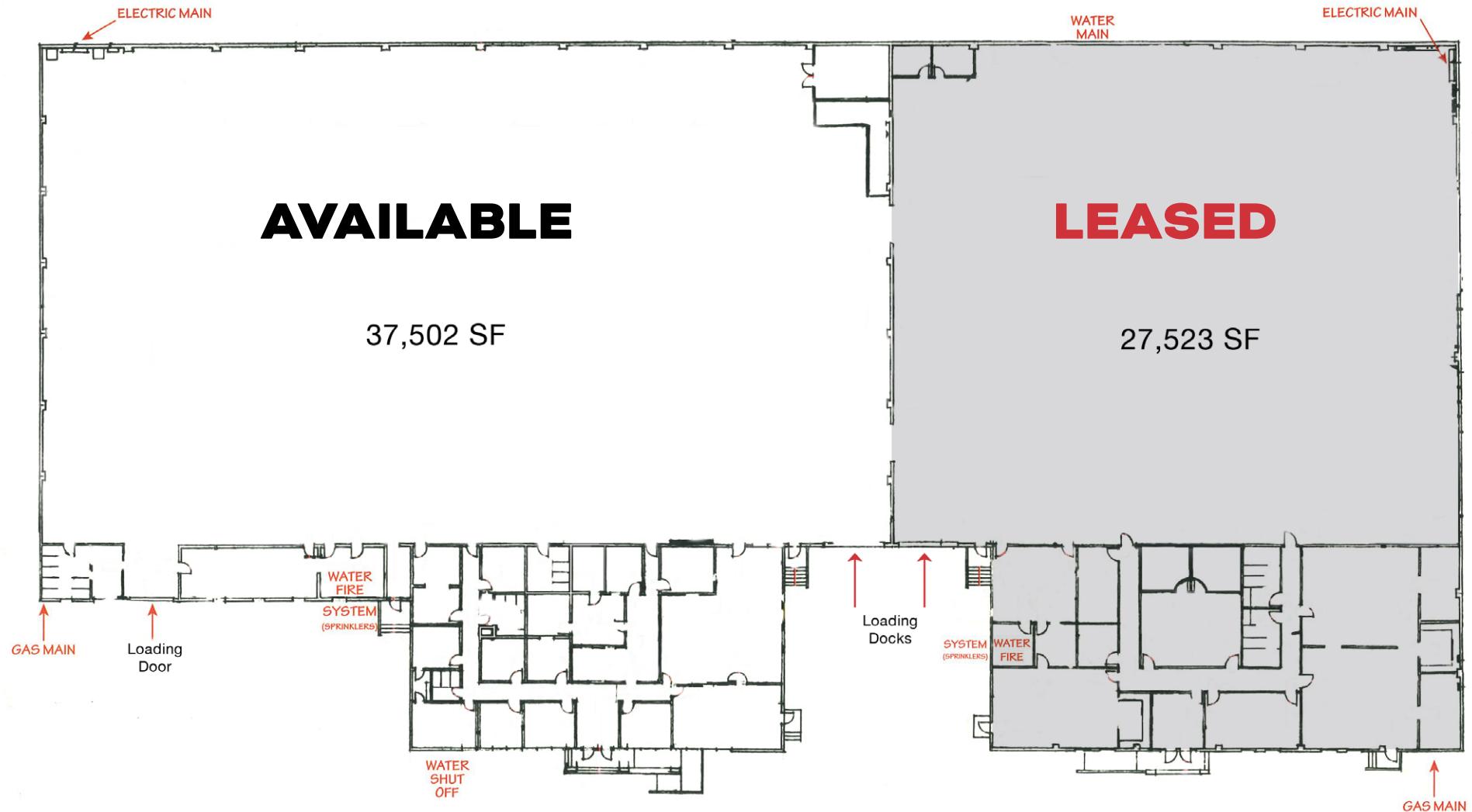
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## SITE PLAN



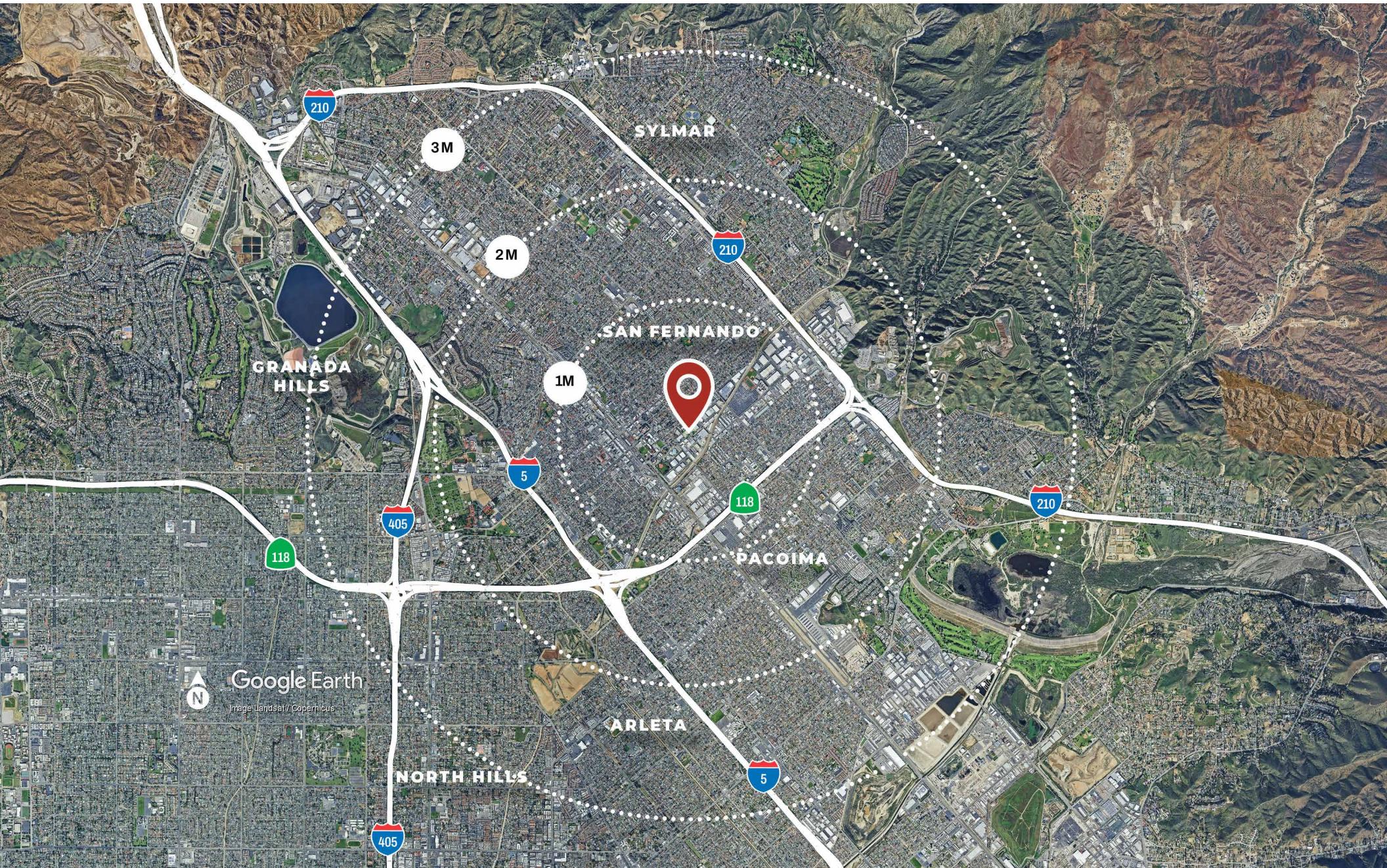
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