



11473 Penrose St | Sun Valley, CA 91352

# 2.3 Acres of Industrial Land with 22,610 SF Building for Lease

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# Property Highlights



~22,610 SF of Building Area



Oversized Land Area of Approx. 100,188 SF (~2.3 Acres)



Excellent for RV / Bus / Vehicle Yard, Contractor's Yard, Outside Storage Needs



Immediate 5 Freeway Access, Great Valley Location



Fully Fenced & Secure



Vehicle Wash Area, RV Sized Spray Booth, Mechanic Building / Storage



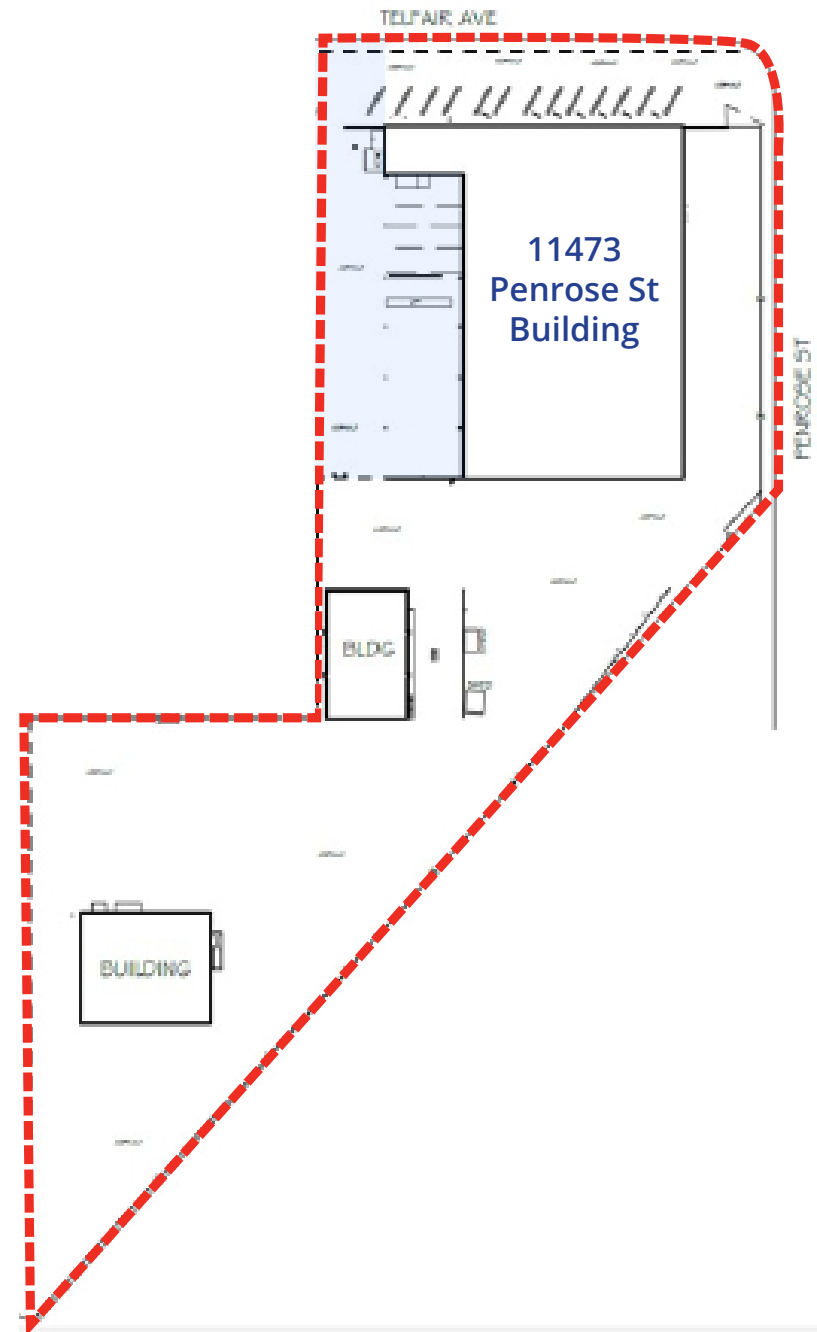
Recently Refurbished Offices in Great Condition

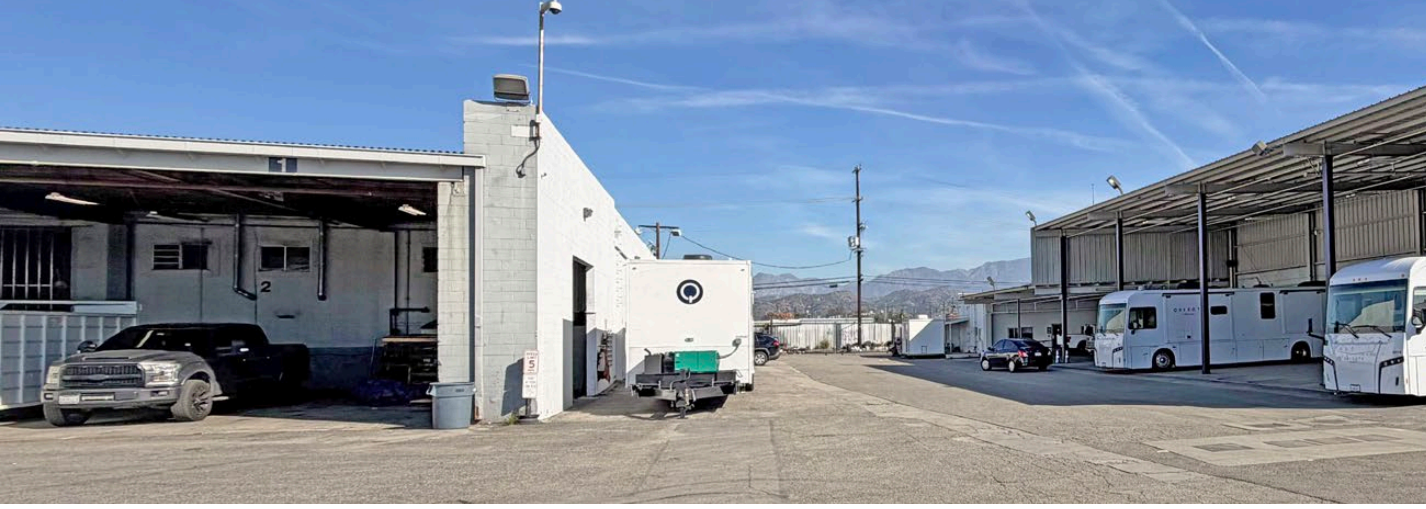


# Site Plan & Specifications

## 11473 Penrose St Located on South Side

<b>Building Description</b>	11473 Penrose St Mechanic Area RV Sized Spray Booth
<b>Land Area</b>	Approx. 2.3 acres / 100,188 SF
<b>Asking Rate</b>	\$0.65 PSF NNN / Op.Ex. \$0.08
<b>Monthly Rent</b>	\$65,122
<b>Parking</b>	Heavy Parking and / or Large Yard Area Including a Separate / Gated Parking for Employees
<b>Yard</b>	Fenced and Paved
<b>Zoning</b>	LAM1
<b>Possession</b>	Call Broker
<b>To Show</b>	Call Broker

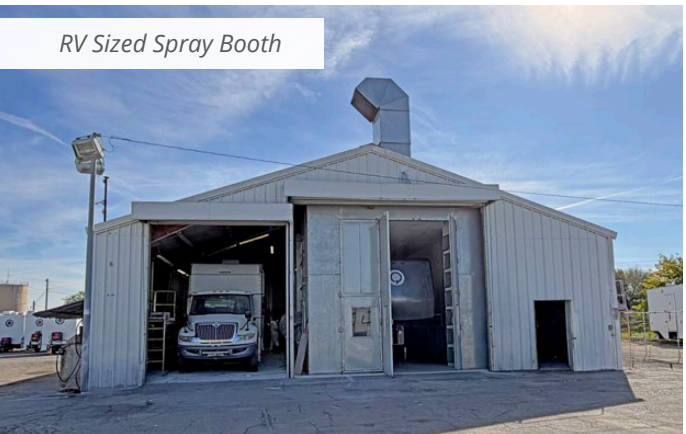




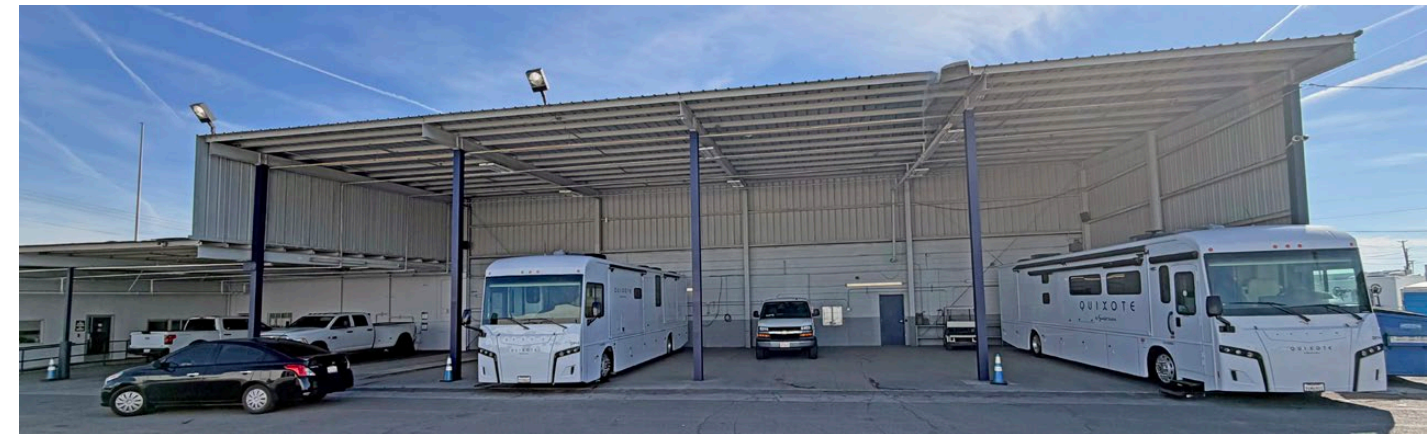
## Building Specifications 11473 Penrose St



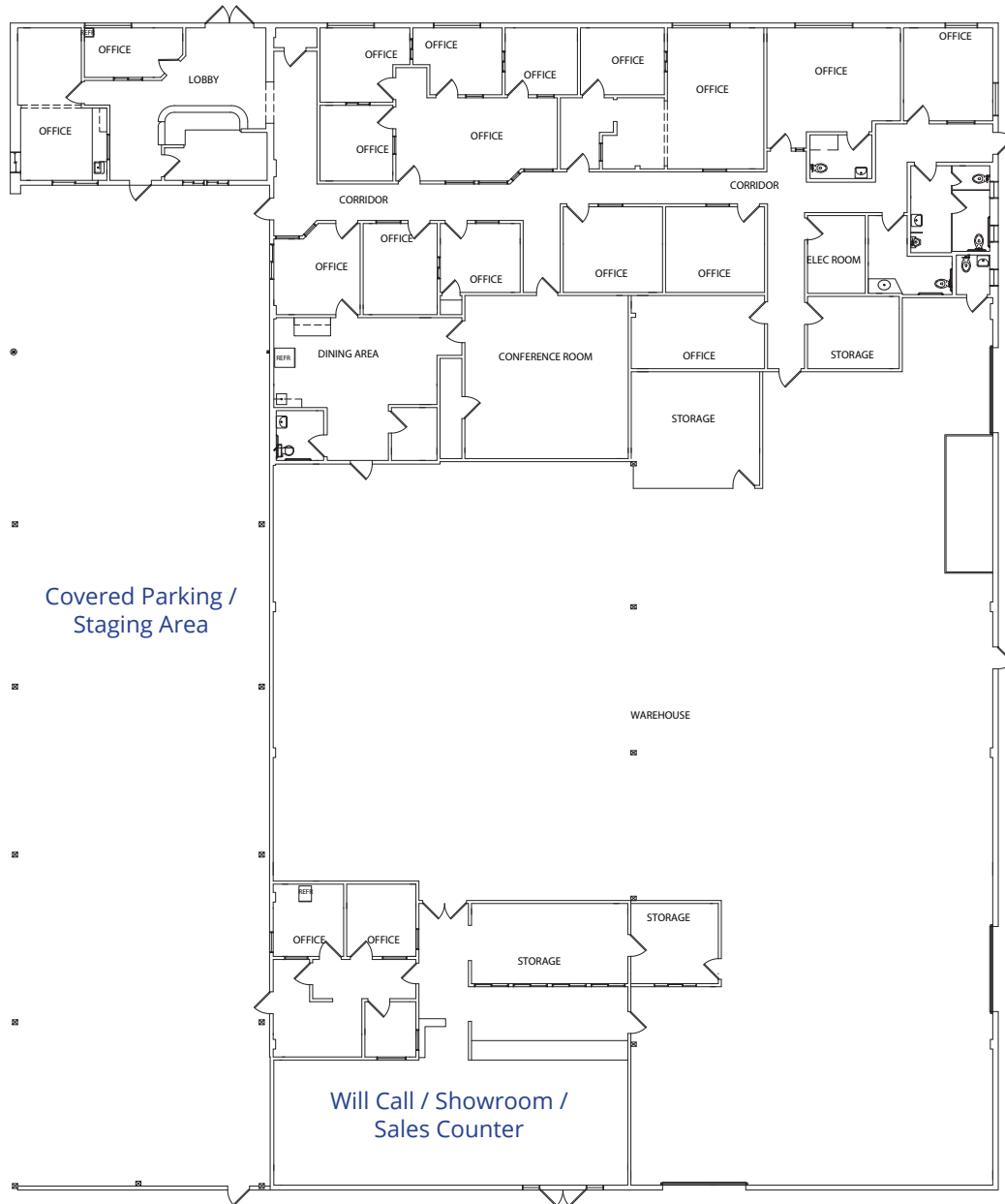
<b>Building Description</b>	~16,830 SF, plus ~5,780 SF Covered Parking / Staging Area
<b>Office SF</b>	~6,500
<b>Clear Height</b>	11', Bow Truss
<b>Loading</b>	4 Ground Level Doors
<b>Power</b>	200A, 240V, 3Ph, 3W 400A, 480V, 3Ph, 3W
<b>Sprinklered</b>	Yes



RV Sized Spray Booth

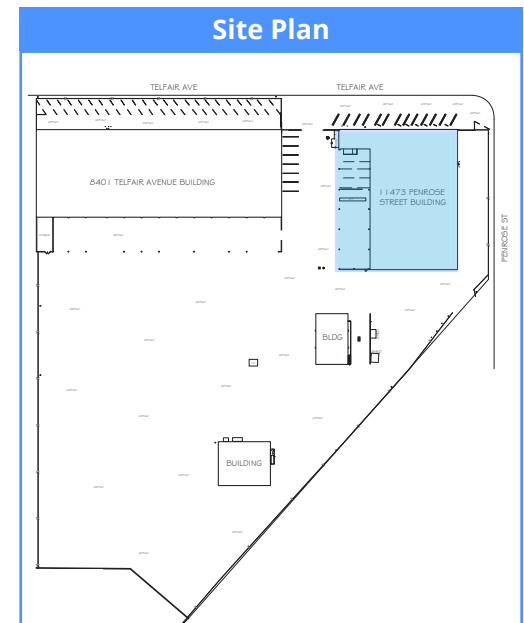


# Layout | 11473 Penrose St

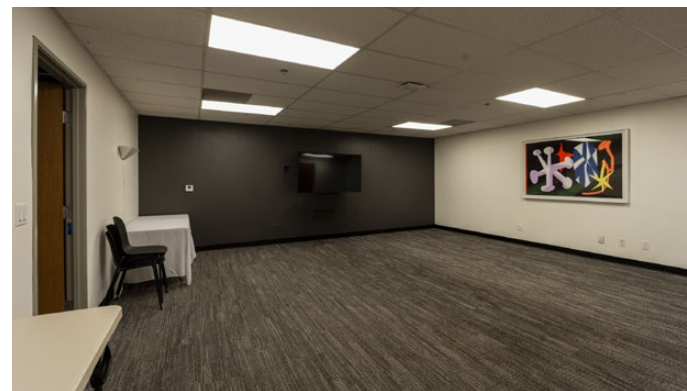
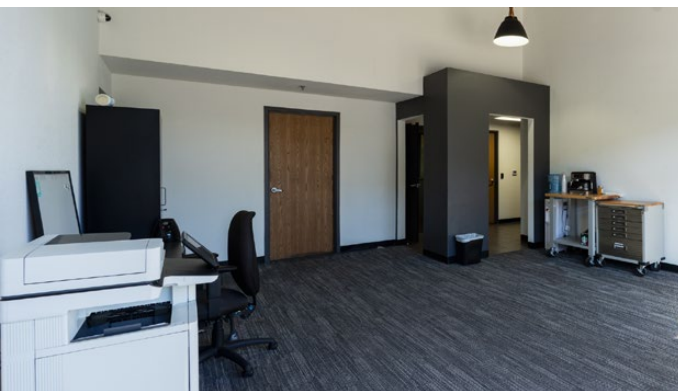


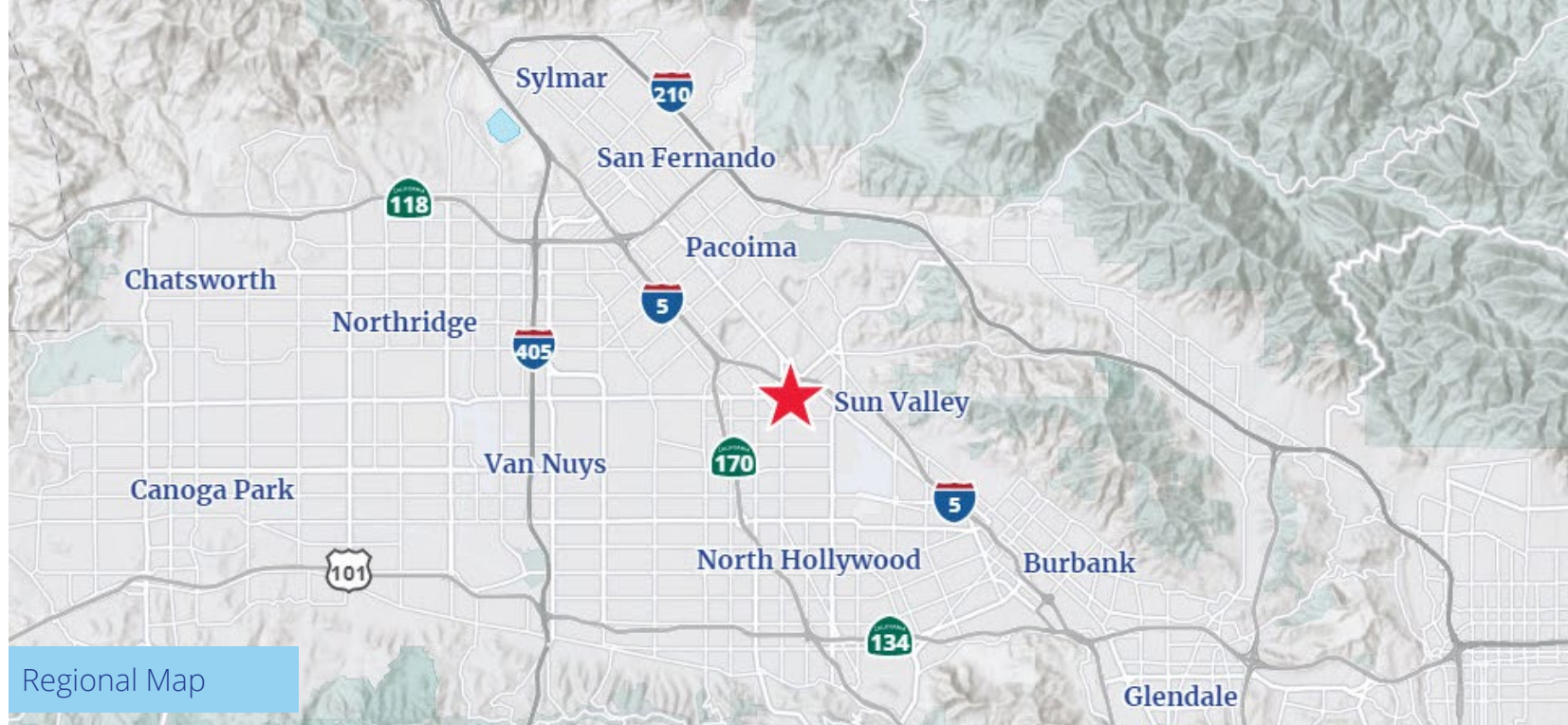
Covered Parking /  
Staging Area

Will Call / Showroom /  
Sales Counter

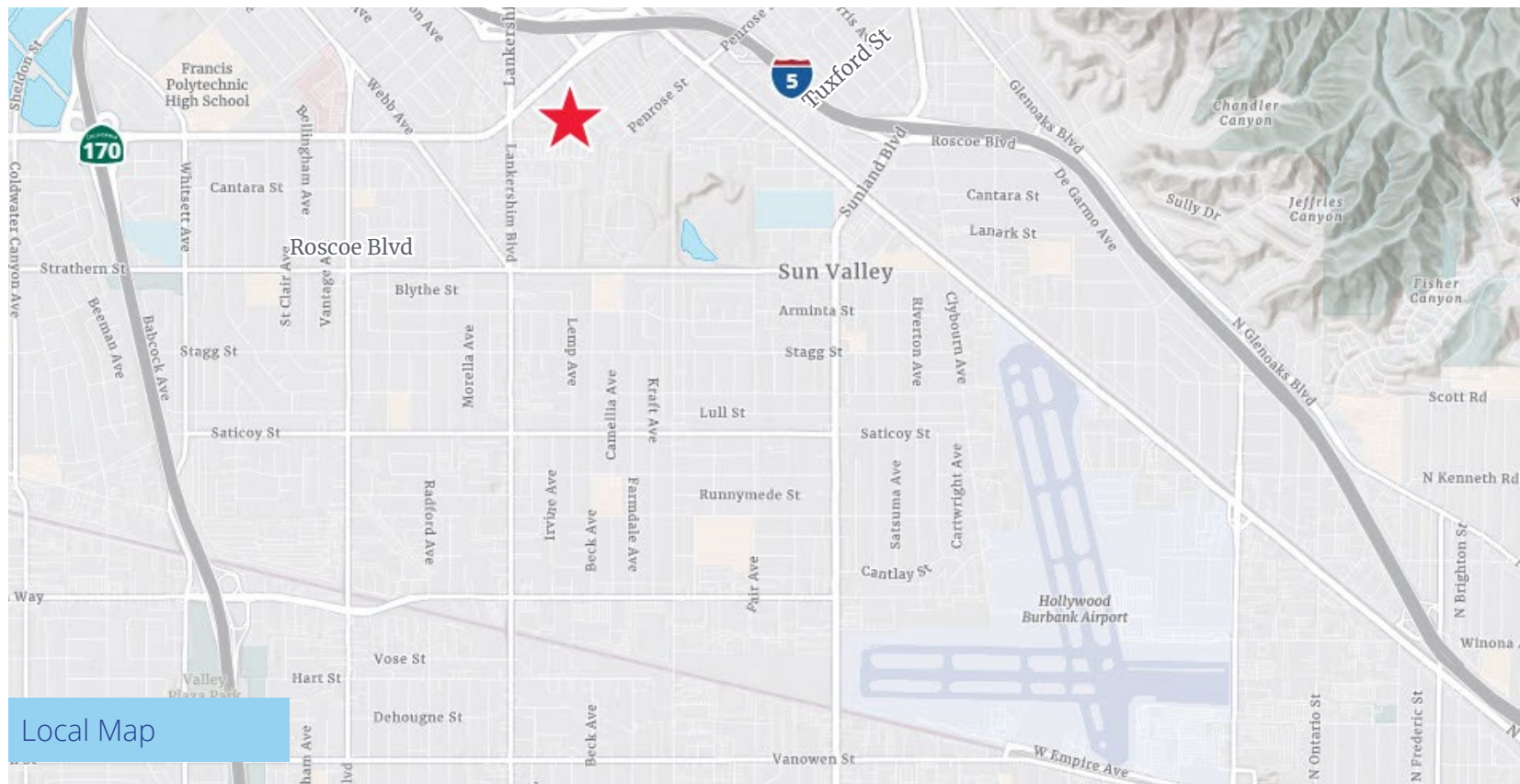


# Photos | Recently Refurbished Offices





Regional Map



Local Map

# Location Maps



### Contact Info

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