

8401 Telfair Ave | Sun Valley, CA 91352

3 Acres of Industrial Land with 39,200 SF Building for Lease

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Property Highlights



~39,200 SF of Building Area



Oversized Land Area of Approx. 130,680 SF (~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

8401 Telfair Ave

Located on North Side

Building Description	8401 Telfair Ave
Land Area	Approx. 3 acres / 130,680 SF
Asking Rate	\$0.65 PSF NNN / Op.Ex. \$0.08
Monthly Rent	\$84,942
Parking	Heavy Parking and / or Large Yard Area Including a Separate / Gated Parking for Employees
Yard	Fenced and Paved
Zoning	LAM1
Possession	Call Broker
To Show	Call Broker





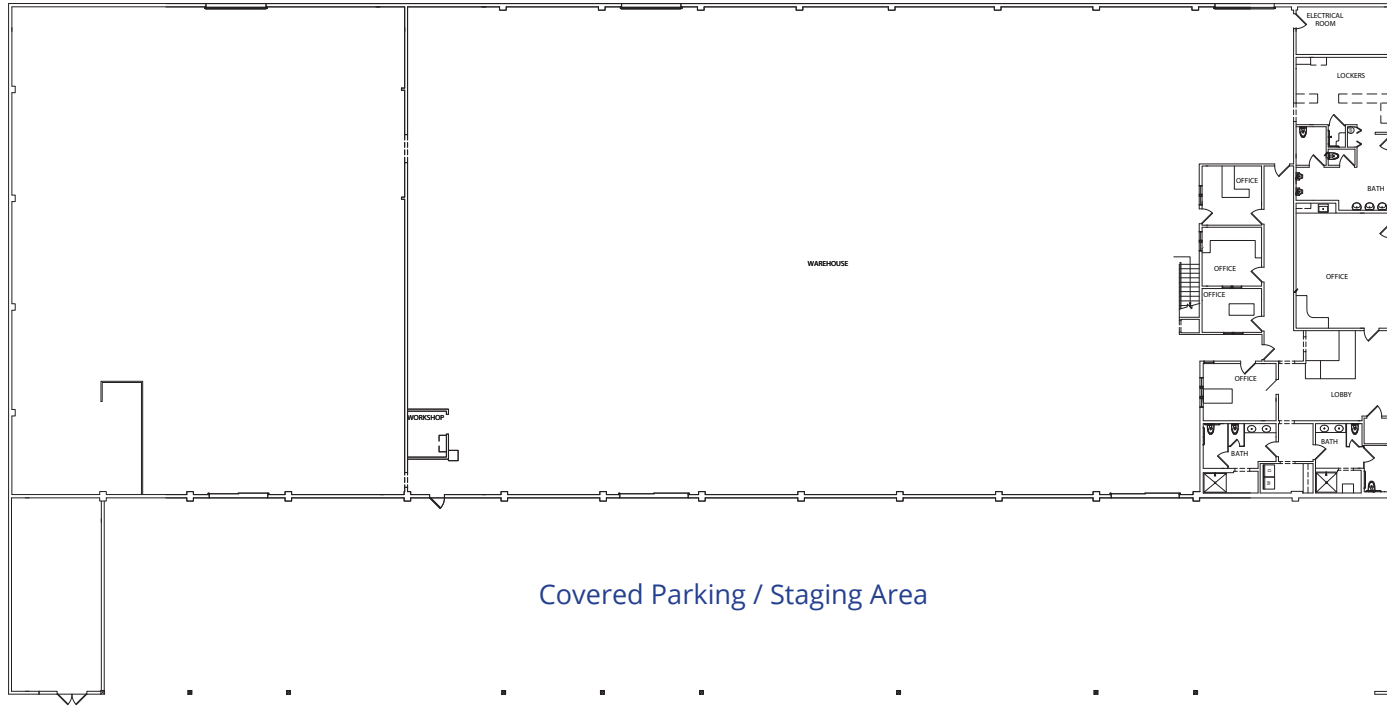
Building Specifications 8401 Telfair Ave

Building Description	~28,000 SF, plus ~11,200 SF Covered Parking / Staging Area
Office SF	~3,500
Clear Height	14', Clear Span
Loading	8 Ground Level Doors
Power	600A, 120/208V, 3Ph, 3W
Sprinklered	Yes



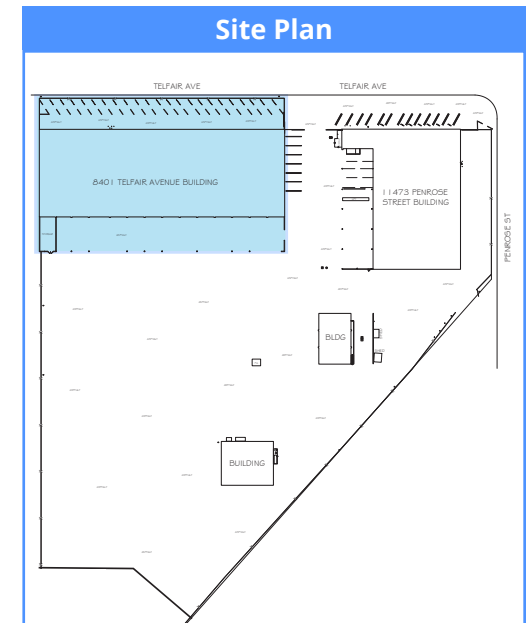
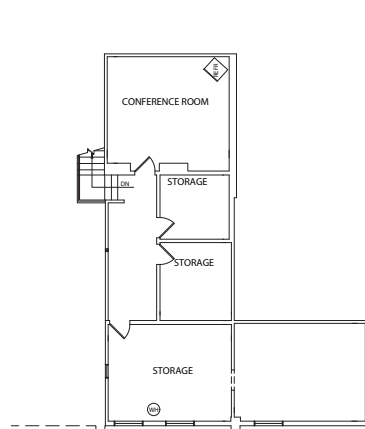
Mechanic Area / RV Wash with Clarifier

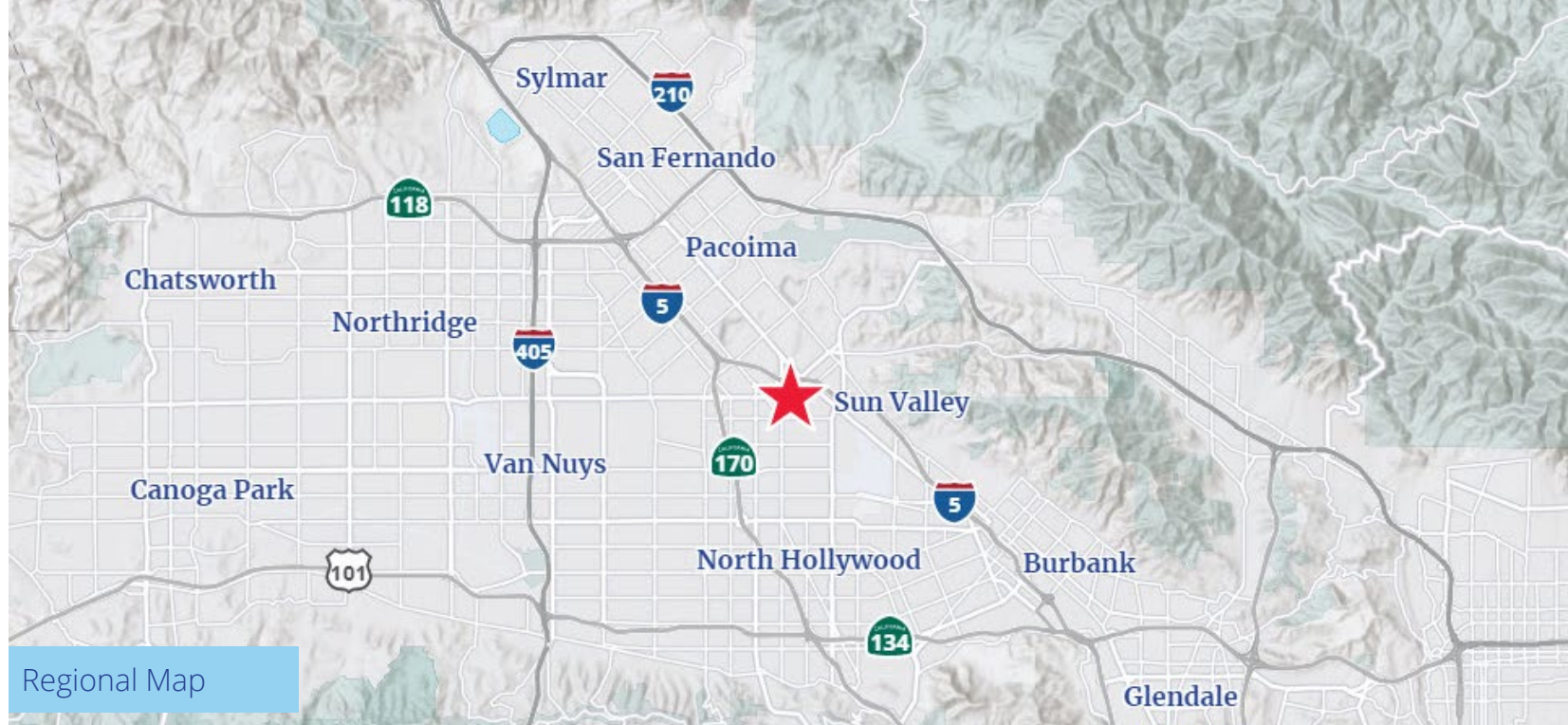
Layout | 8401 Telfair Ave



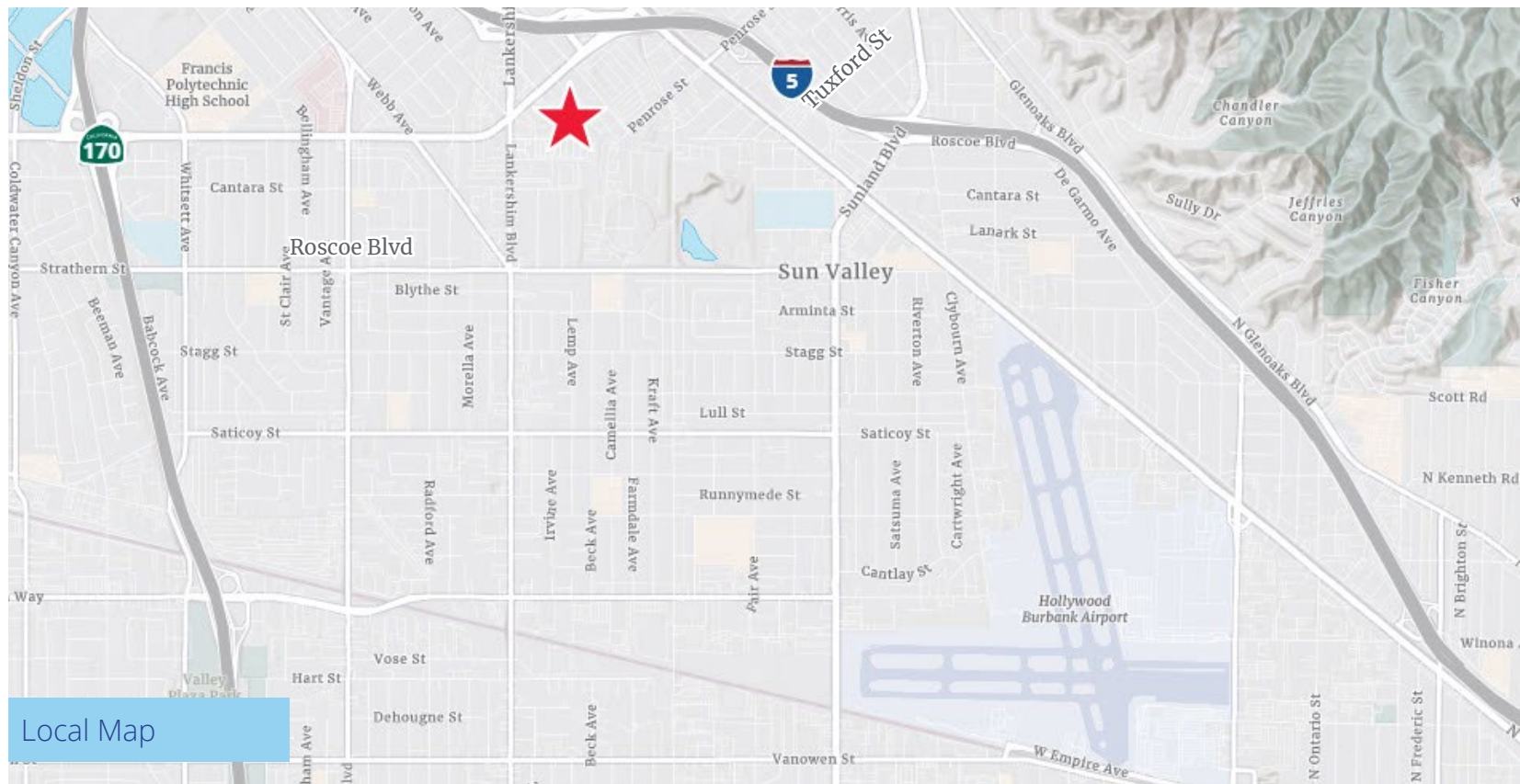
Covered Parking / Staging Area

2nd Floor





Regional Map



Local Map

Location Maps



Accelerating success.

Contact Info

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Colliers

505 N Brand Blvd

Suite 1120

Glendale, CA 91203

www.colliers.com

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