



For Lease
23,925 SF Food Processing / Kitchen Facility
Additional Expansion Possible

1530 1st St
San Fernando, CA 91340

Colliers					CBRE
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Building Highlights



Fantastic Food Processing /
Manufacturing Facility



Multiple Coolers, Freezer,
Food Prep Area



Large Lot with Private,
Gated Concrete Yard



Central Location;
Great Fwy Access to
5/118/170/405

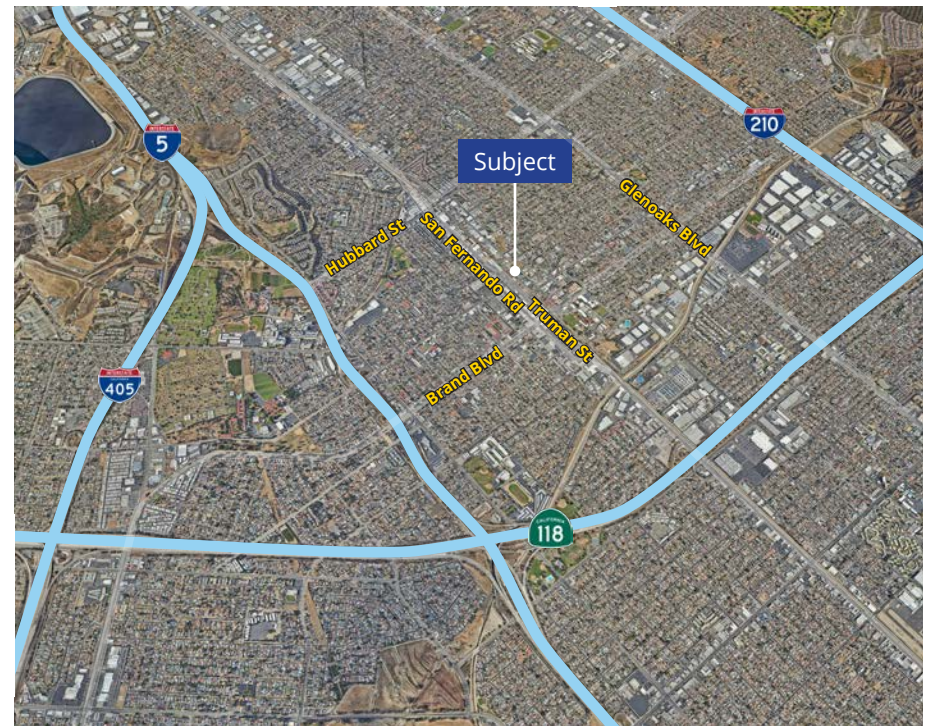


Heavy Power



City Of San Fernando
Benefits

Available SF	23,925
Monthly Rent	\$42,826
Lease Rate/SF	\$1.79 NNN, Op.Ex. \$0.30
Clear Height	17'
DH / GL Doors	1 / 2
Power	600A, 480V, 3Ph, 4W
Parking Spaces / Ratio	47 / 1.96:1
Office SF / #	3,704 / 7
Restrooms	4
Yard	Gated / Fenced / Concrete
Zoning	SP-5
Additional Information	Food Prep Areas: 40° with drains 3 Coolers: 33°-38°; 2 with drains Cooking/Oven Area: ≈1,500 SF Dry Good Warehouse: ≈3,459 SF
To Show	Call Agent



Notes: 1 GL door sealed from inside. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

Photos



Photos



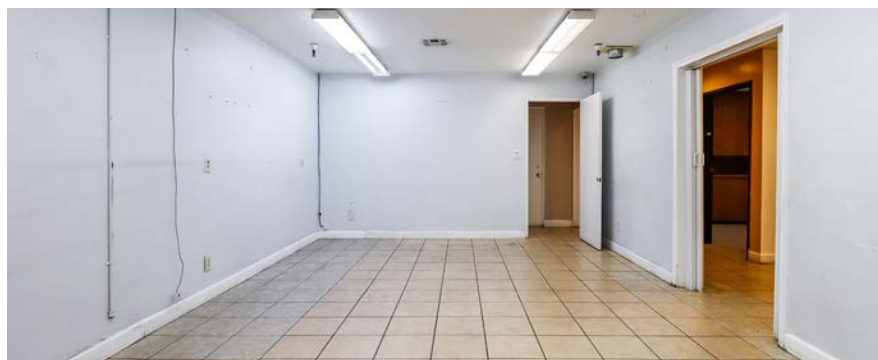
Kitchen



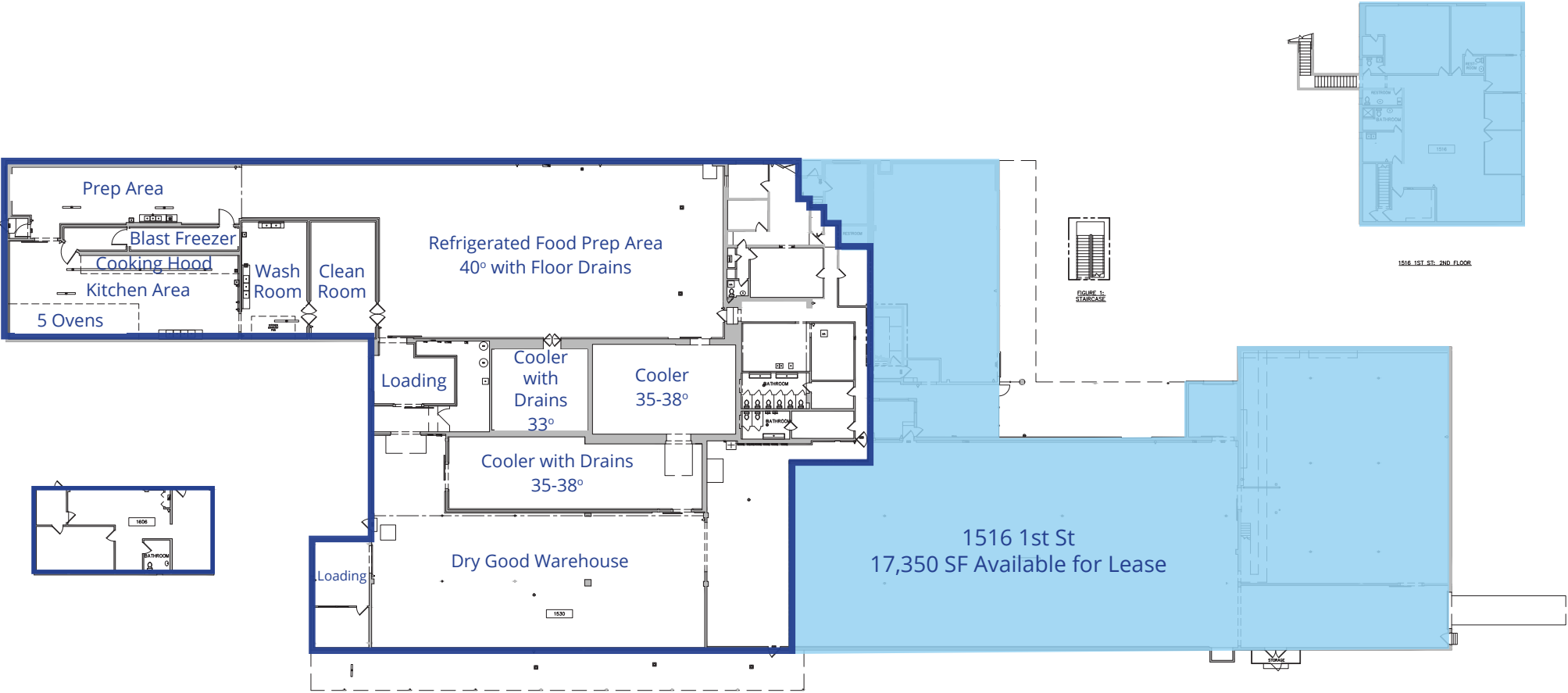
Food Prep Area



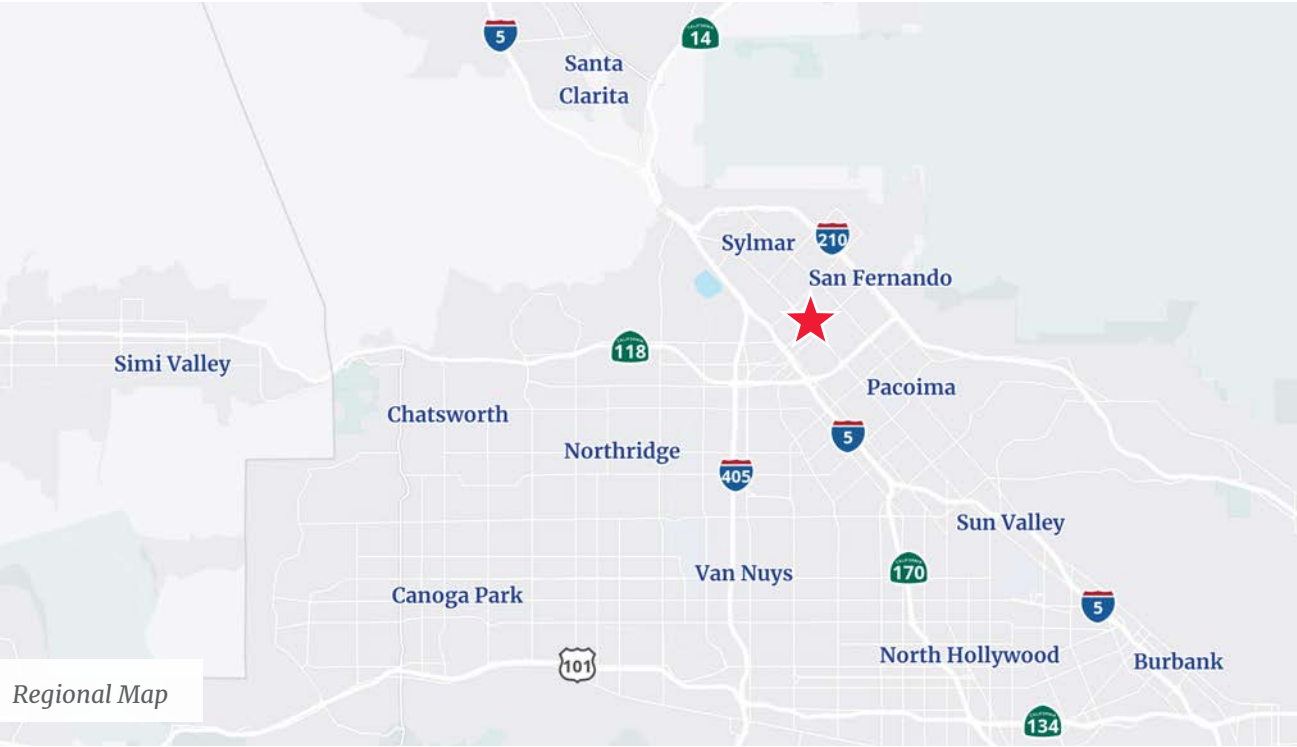
Blast Freezer



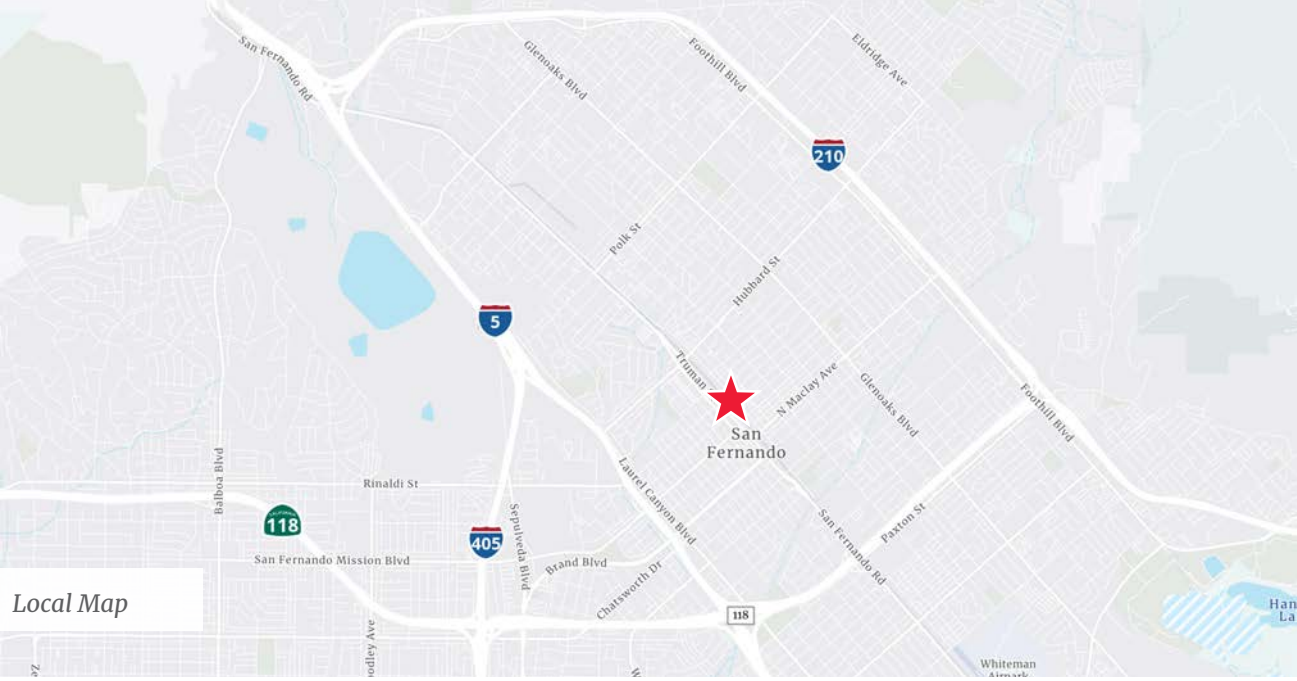
Layout



Location Maps



Regional Map



Local Map



Accelerating success.

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