



Colliers

To 210 Freeway

Sunland Blvd

To 5 Freeway

Chivers Ave

Pendleton St

*Burbank's Premier Business Environment... in Sun Valley!*

## Shadow Mountain Industrial Park Sun Valley, CA

A 247,465 square foot business park featuring 7 High-Image Concrete  
Tilt-Up Buildings in a Fully Landscaped Environment

LEASE RATE  
REDUCED!

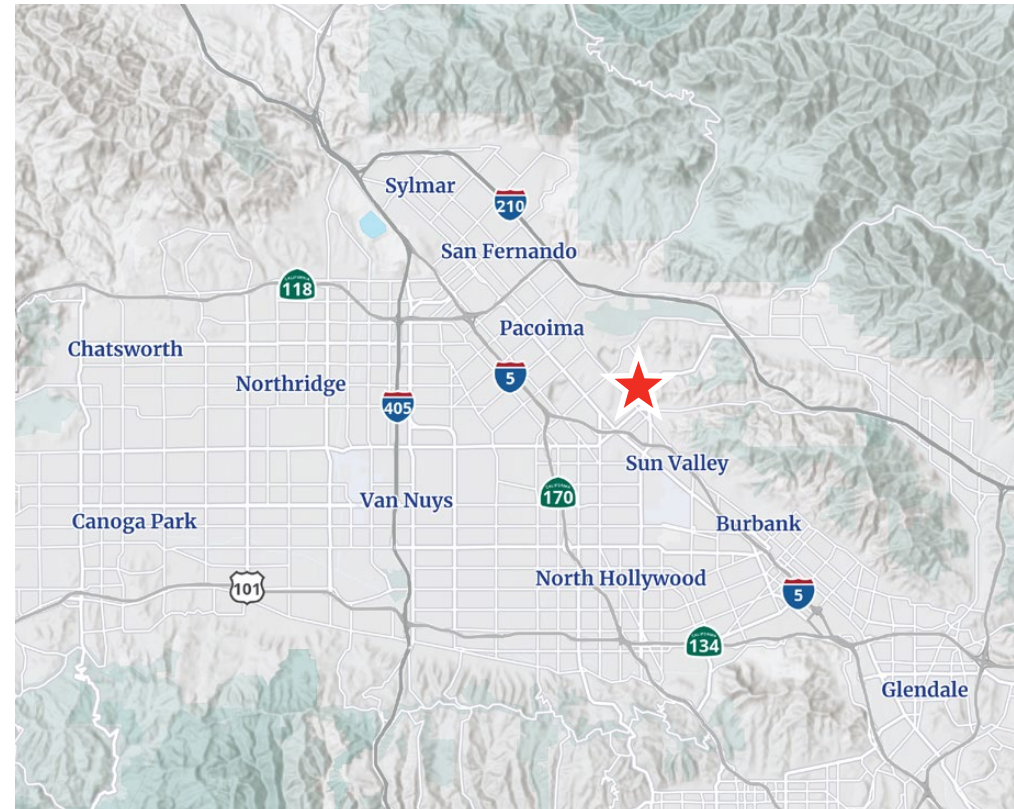
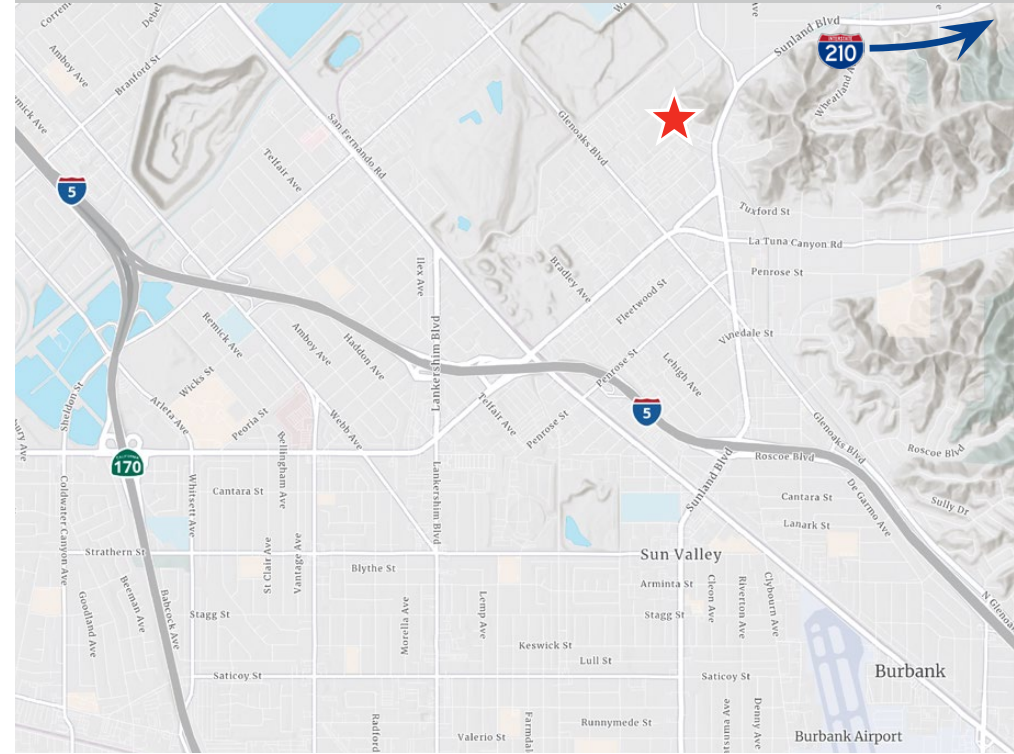
10951 Pendleton St  
21,947 SF

Available for Lease

# Shadow Mountain Industrial Park

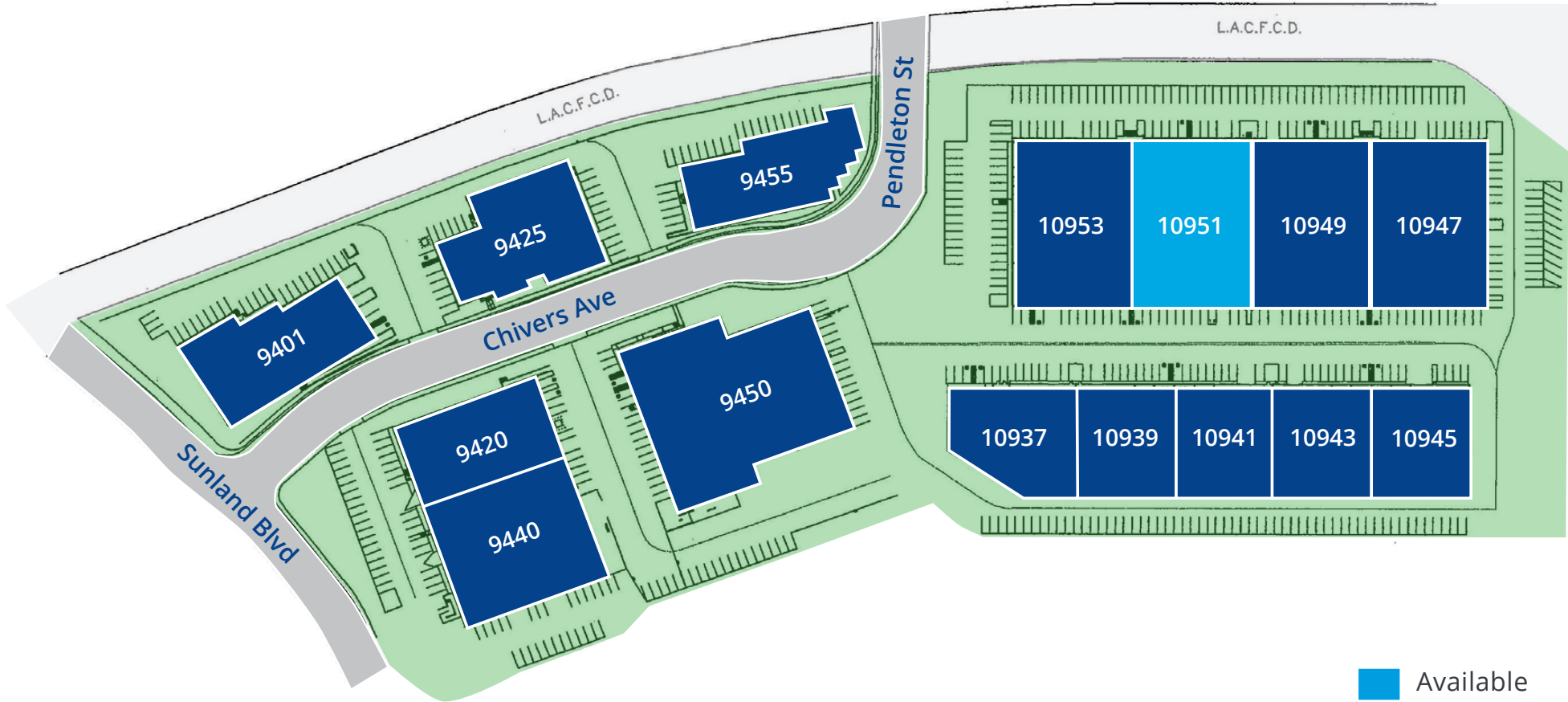
## Overview

- Located Minutes From Top Entertainment Industry Studios
- Modern Concrete Tilt-Up Buildings
- Ground-Level and Dock-High Loading
- High Bay Warehouse (20'-22' Minimum Clearance)
- Landscaped Business Park Atmosphere
- Strategically Located Near the 5, 210, 170, and 118 Freeways
- Minutes to Burbank Airport; Easy Access to LAX, Ports of Los Angeles and Long Beach
- Attractive Office Buildout
- Sprinklered Buildings
- Expansion Capabilities for Growing Companies
- Corporate Neighbors
- Some Buildings Have Private, Gated Yards



# Shadow Mountain Industrial Park

## Site Plan



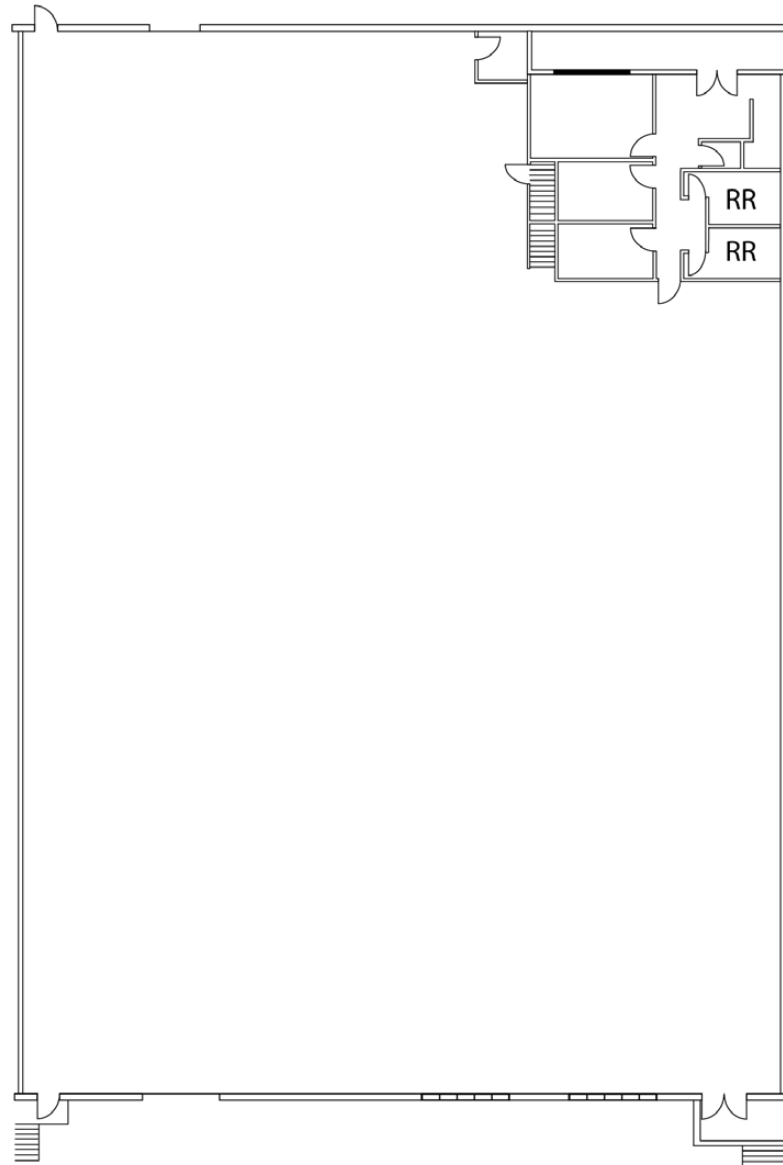
Address	Total SF	Asking Rate	Available
10951 Pendleton St	21,947	<del>\$1.78</del> <b>\$1.55</b> NNN	Immediate

# 10951 Pendleton St

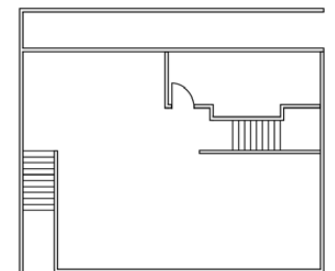
## Property Information

Available SF	21,947
Monthly Rent	\$34,018
Lease Rate/SF	<b>\$1.55</b> \$1.78 NNN / Op.Ex. \$0.28
Clear Height	21'
DH / GL Doors	1 / 1
Power	400A, 277/480, 3Ph, 4W
Parking Spaces	38 / 1.73:1 (Ratio)
Office SF / #	2,600 / 5
Restrooms	2
Sprinklered	Yes
Zoning	M1
To Show	Call Agent

Notes: Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

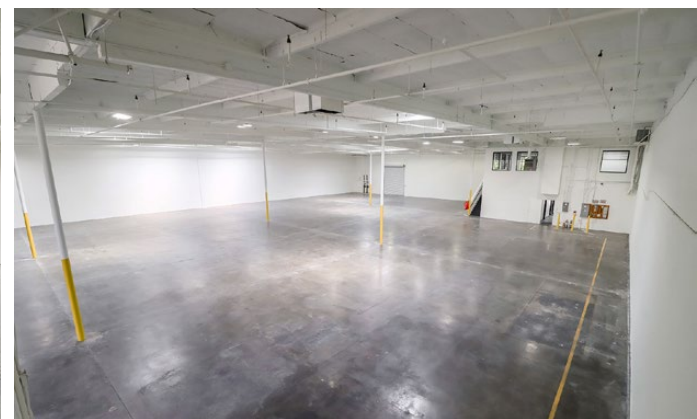
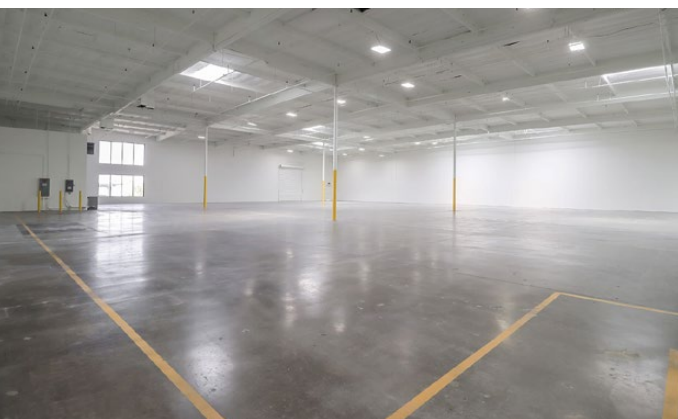


2nd Floor Office Plan



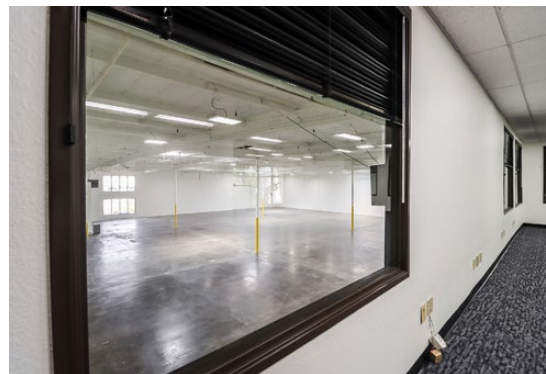
# Exterior & Warehouse Photos

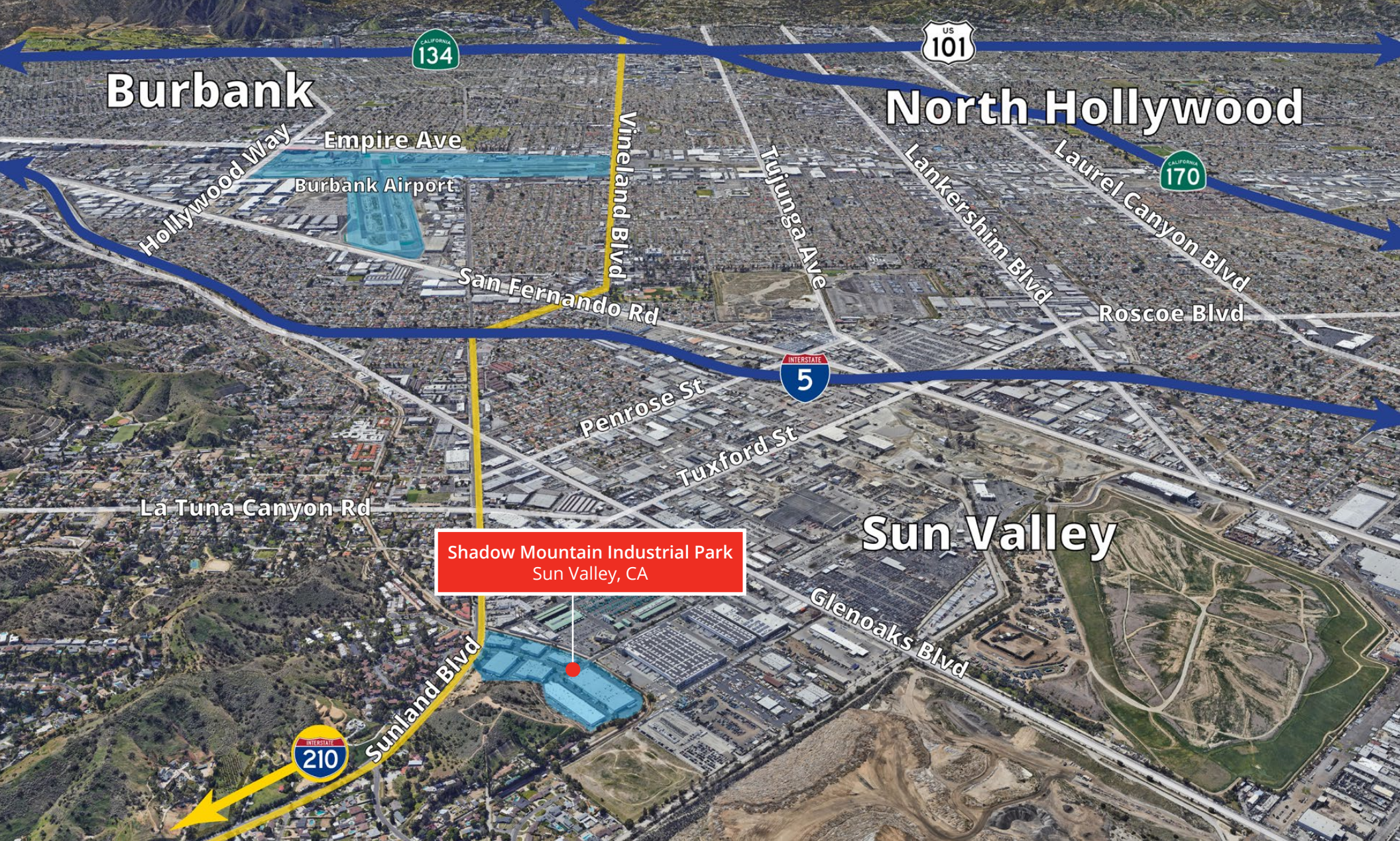
*Freshly Renovated and Ready for Immediate Occupancy!*



# Office Photos

*Freshly Renovated and Ready for Immediate Occupancy!*





## Contact Info

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Colliers

505 N Brand Blvd

Suite 1120

Glendale, CA 91203

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