



For Lease or Sale

19,105 SF Food Processing Facility

2021 1st St

San Fernando, CA 91340

**RENOVATIONS
UNDERWAY!**

Accelerating success.

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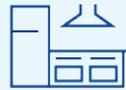
Building Highlights



FDA & SQF
Certified Facility



8,100 SF
of Refrigerated
Area



Processing /
Cooling / Freezer
& Kitchen Areas



Dock High &
Ground Level
Loading



Fenced
Yard



Walking Distance
to Metrolink
Station

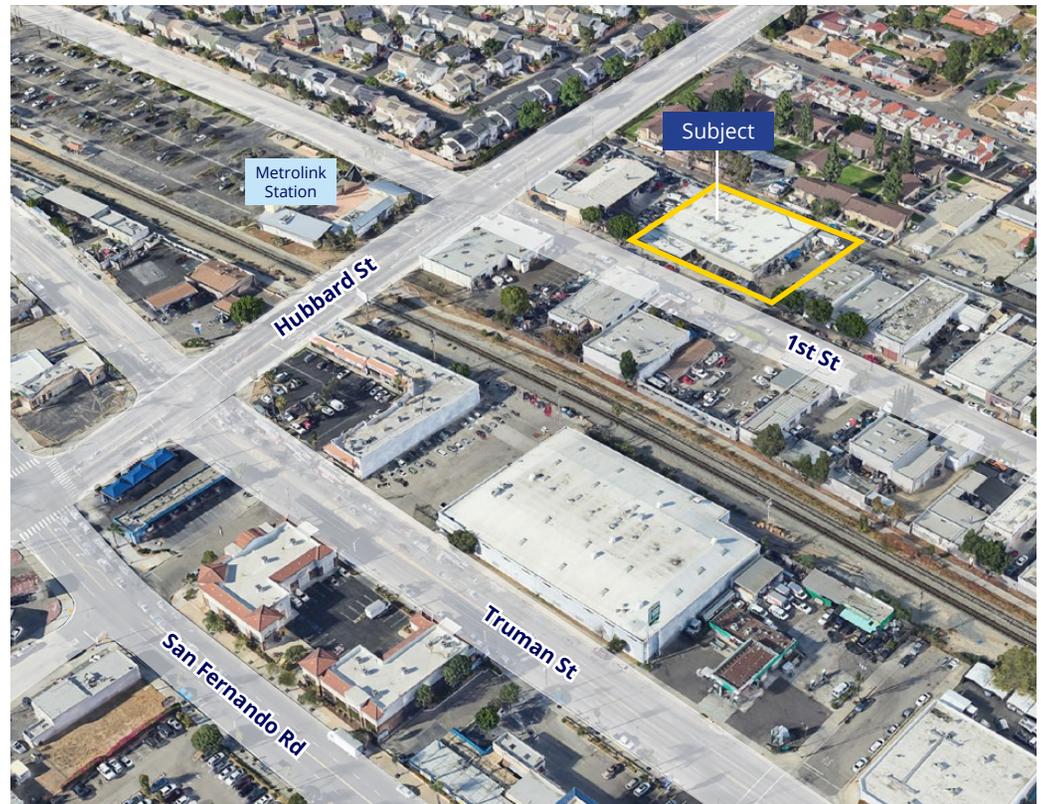


Easy Access to
5, 210, 118 &
405 Freeways



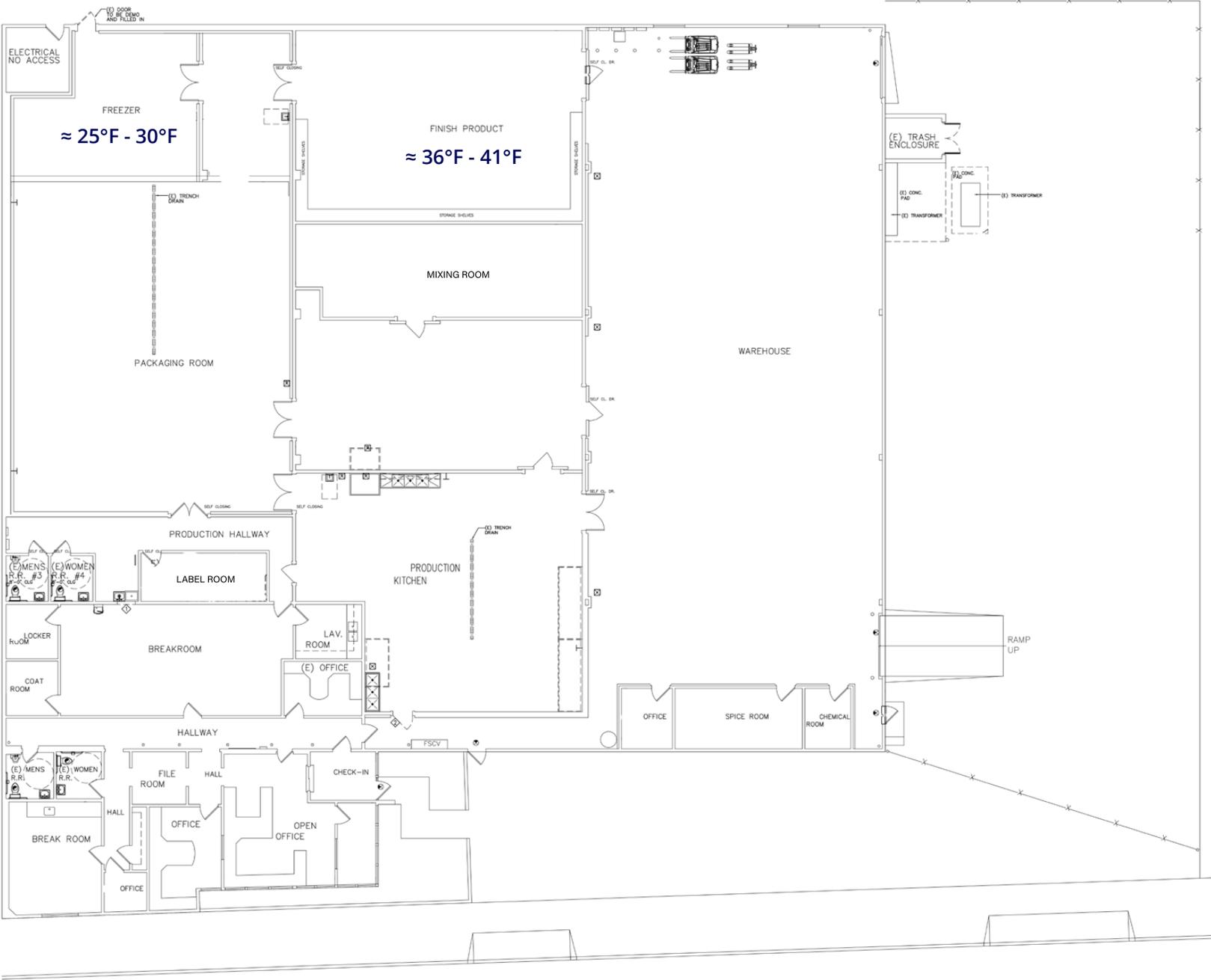
Building
Front Signage
Available

Available SF	19,105
Sale Price	\$7,546,475
Sale Price/SF	\$395.00
Monthly Rent	\$33,433.00
Lease Rate/SF	\$1.75 NNN / Op.Ex. \$0.65
Lot Size	0.68 AC / 29,621 SF
Clear Height	11'
DH Doors / Dim	1 / 10'x10'
GL Doors / Dim	1 / 10'x10'
Power	1200A, 120/208V, 3Ph, 4W
Parking Spaces / Ratio	24 / 1.26:1
Office SF / #	2,940 / 7
Restrooms	4
Sprinklered	Yes
Yard	Fenced / Paved
Zoning	M1
Possession	Now
To Show	Call Agent



Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant or Buyer is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning.

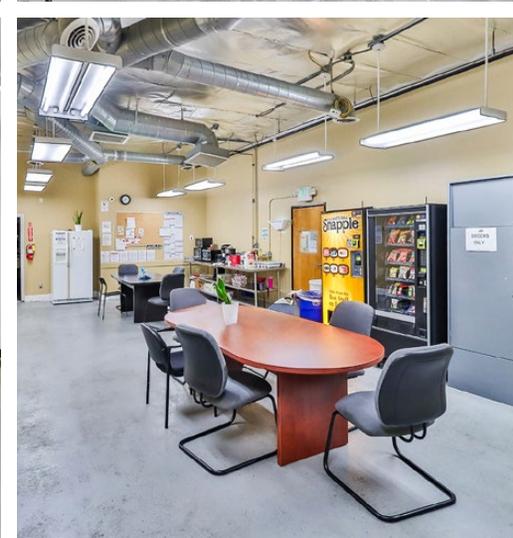
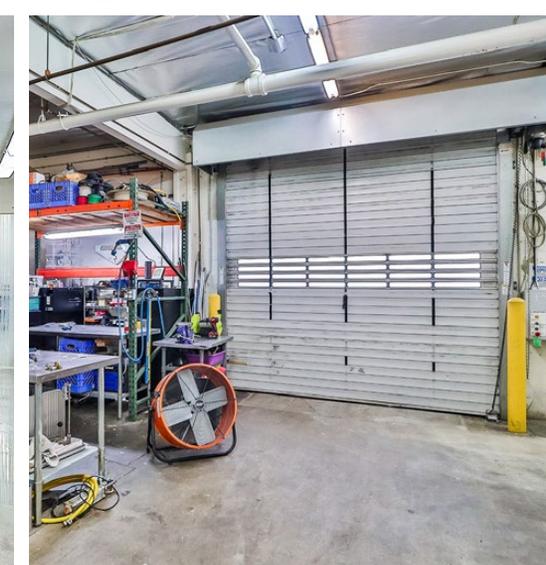
Layout



Photos



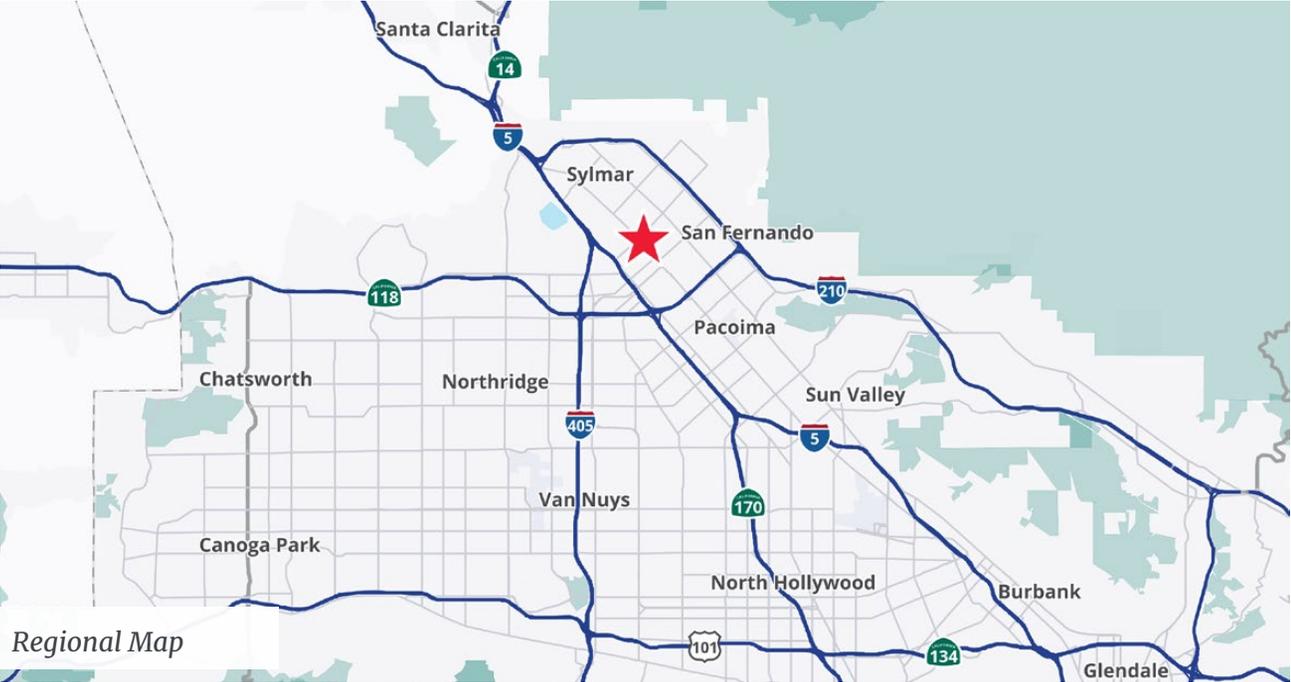
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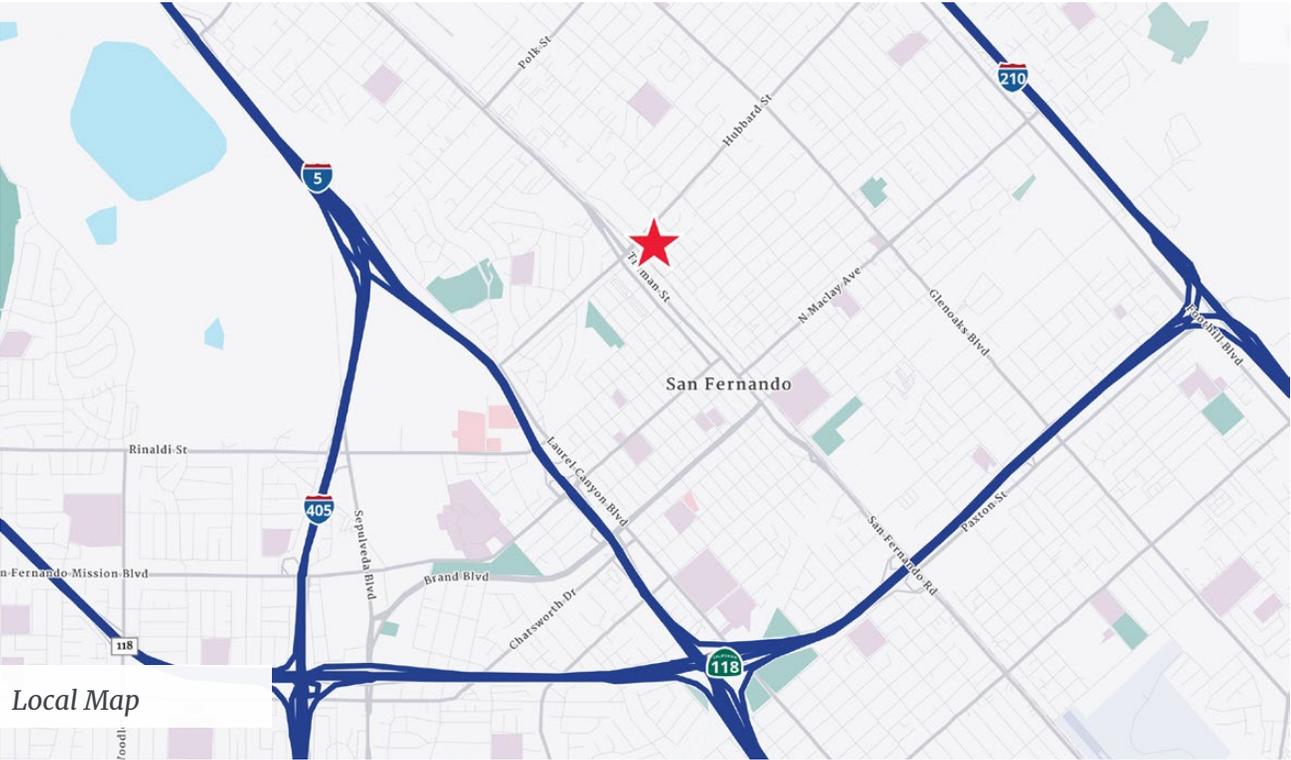
Freeway Access Map



Location Maps



Regional Map



Local Map



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Contact Info

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