

FOR SALE OR LEASE

10443

ARMINTA ST

SUN VALLEY, CA 91352

TROPHY INDUSTRIAL

OWNER/USER  
MANUFACTURING & DISTRIBUTION

**STRATTON**  
COMMERCIAL REAL ESTATE

[STRATTONINTERNATIONAL.COM](http://STRATTONINTERNATIONAL.COM)



# 10443

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Contact Listing Agents for Details



**Robert Stratton**

CEO/President - DRE #01182000

**Cell: 661-212-5699**

[Robert@StrattonCRE.com](mailto:Robert@StrattonCRE.com)



**Daniel Stratton**

VP of Sales - DRE #01986597

**Cell: 661-414-6364**

[Daniel@StrattonCRE.com](mailto:Daniel@StrattonCRE.com)

**41,825**  
BLDG SQ.FT.

**1.56 AC**  
LAND ACRES

**M1**  
ZONING

**LOT SIZE SQ.FT** ..... 83,200

**YEAR BUILT** ..... 1991

**FLOORS** ..... 2

**DRIVE-IN DOORS** ..... 6x

**DOCK HIGH DOORS** ..... 2x

**APN(S)** ..... 2407-016-027

**CEILING HEIGHT** ..... 24'

**PARKING SPACES** ..... 100 SPACES - 2.39/1000 SQ.FT.

The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

STRATTON INTERNATIONAL, INC.

SINCE 1994





# OFFERING SUMMARY

## TROPHY INDUSTRIAL PROPERTY

Stratton Commercial Real Estate, Inc. is pleased to showcase 10443 Arminta St, a distinguished industrial warehouse located in Sun Valley, CA. This property exemplifies a blend of utility and sophistication, featuring lofty 24-foot ceilings and providing versatile loading options with both ground-level and dock-high doors. It encompasses a substantial 41,825 sq.ft., thoughtfully allocated between 10,000 sq.ft. of contemporary office space and 31,825 sq.ft. dedicated to warehouse operations.

Prioritizing security, the 83,200 sq.ft. lot is securely enclosed with an electric, remote-controlled gate, alongside a dedicated separate entrance for truck access. The interior greets visitors with an elegant lobby leading to upscale office spaces, equipped with essential amenities including private restrooms and a kitchen area. The warehouse segment of the property is efficiently laid out, with wall partitions creating distinct, clean production or R&D spaces, set apart from the expansive main warehouse area. This property is a prime example of a high-functioning industrial space, designed to cater to both operational efficiency and professional elegance.





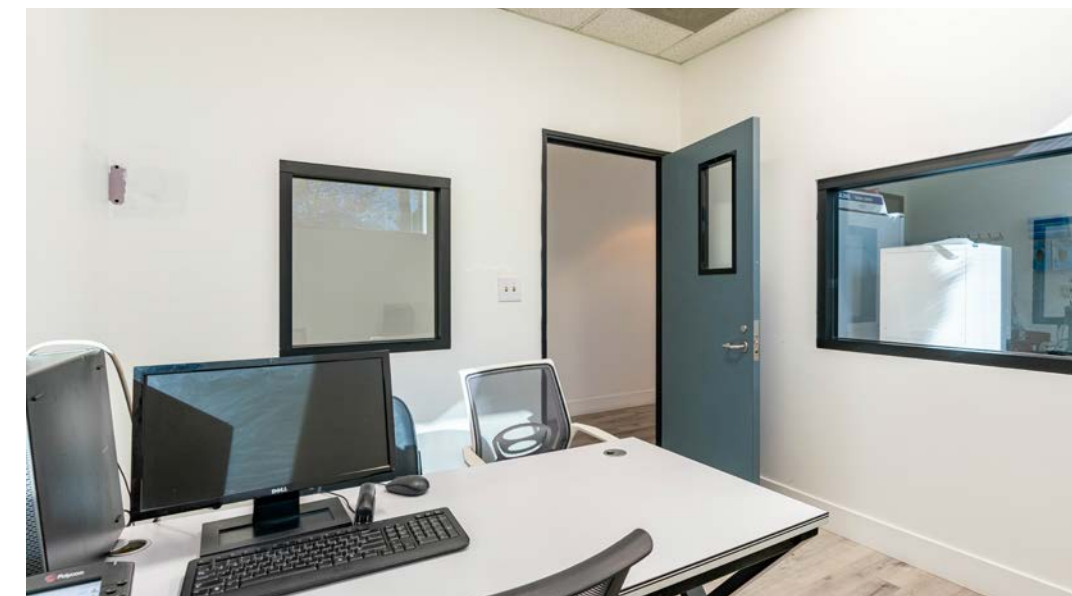
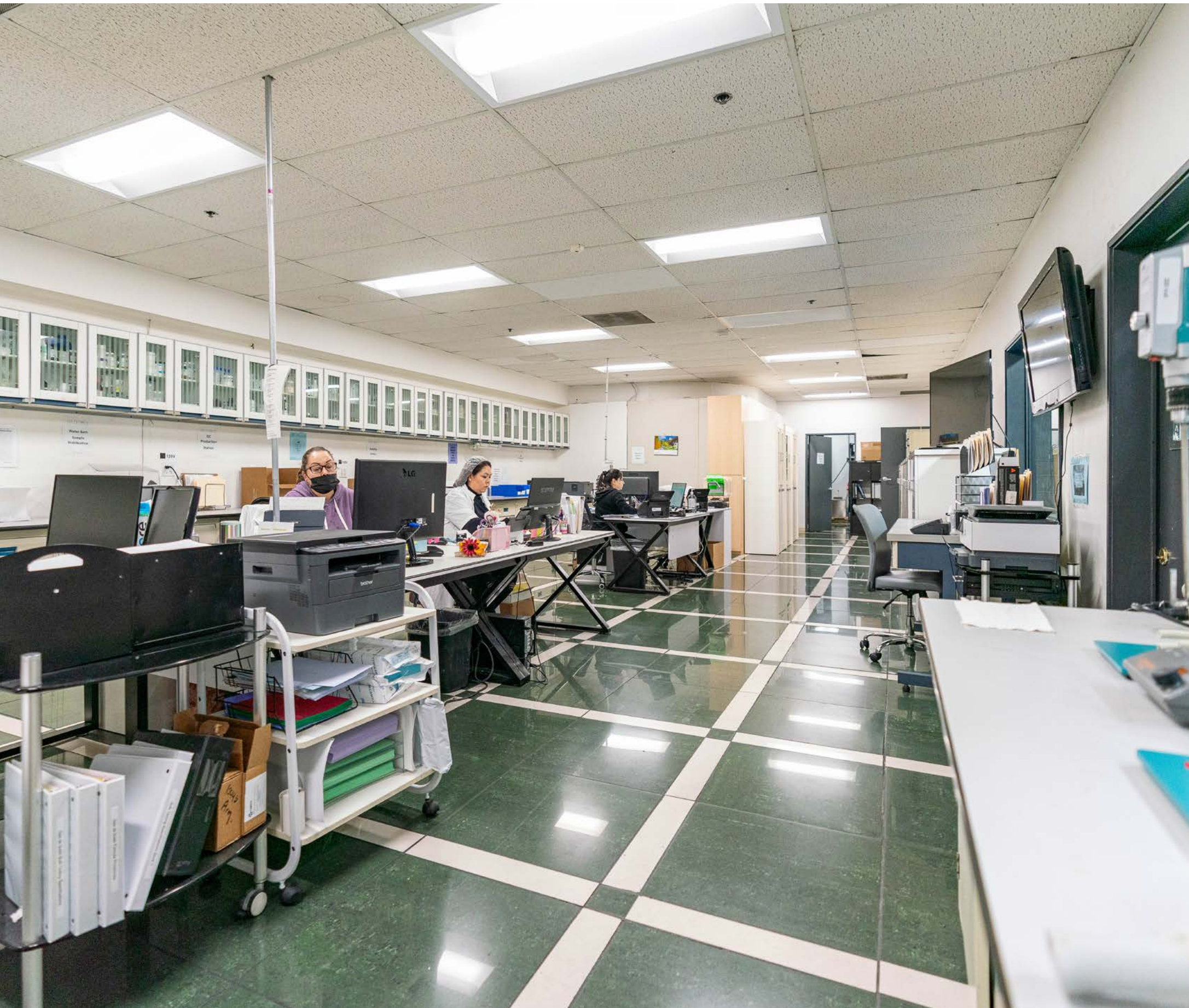


## STUNNING LOBBY ENTRANCE

Experience a grand welcome each day through the stunning lobby at 10443 Arminta St. Designed to impress, this space sets a professional tone for the entire property with expansive ceilings, natural light and beautiful details. Adjacent to the lobby you have a showroom to the east and private office space to the west.







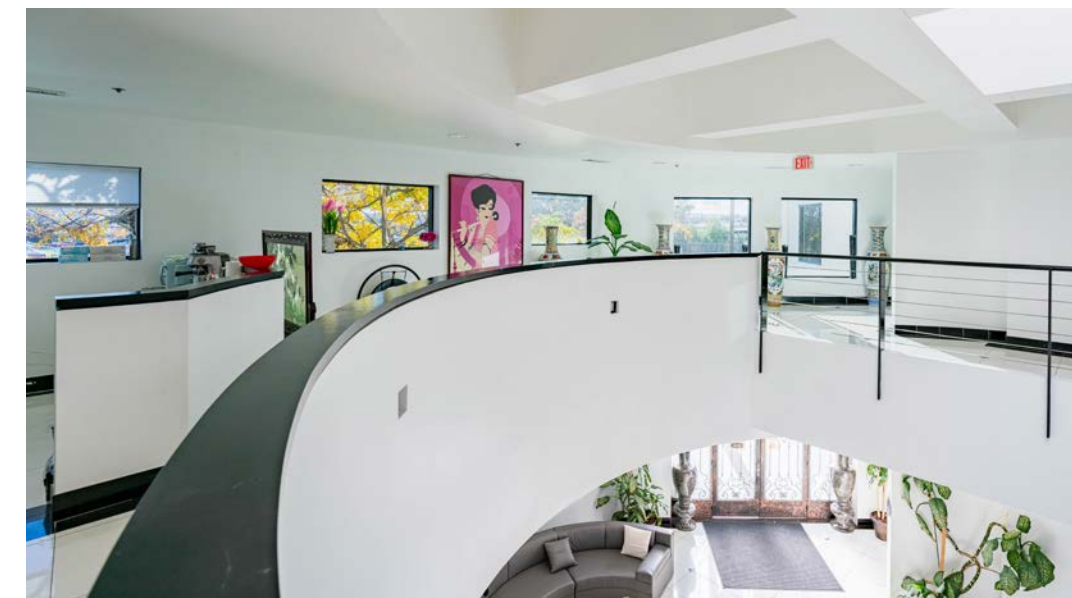
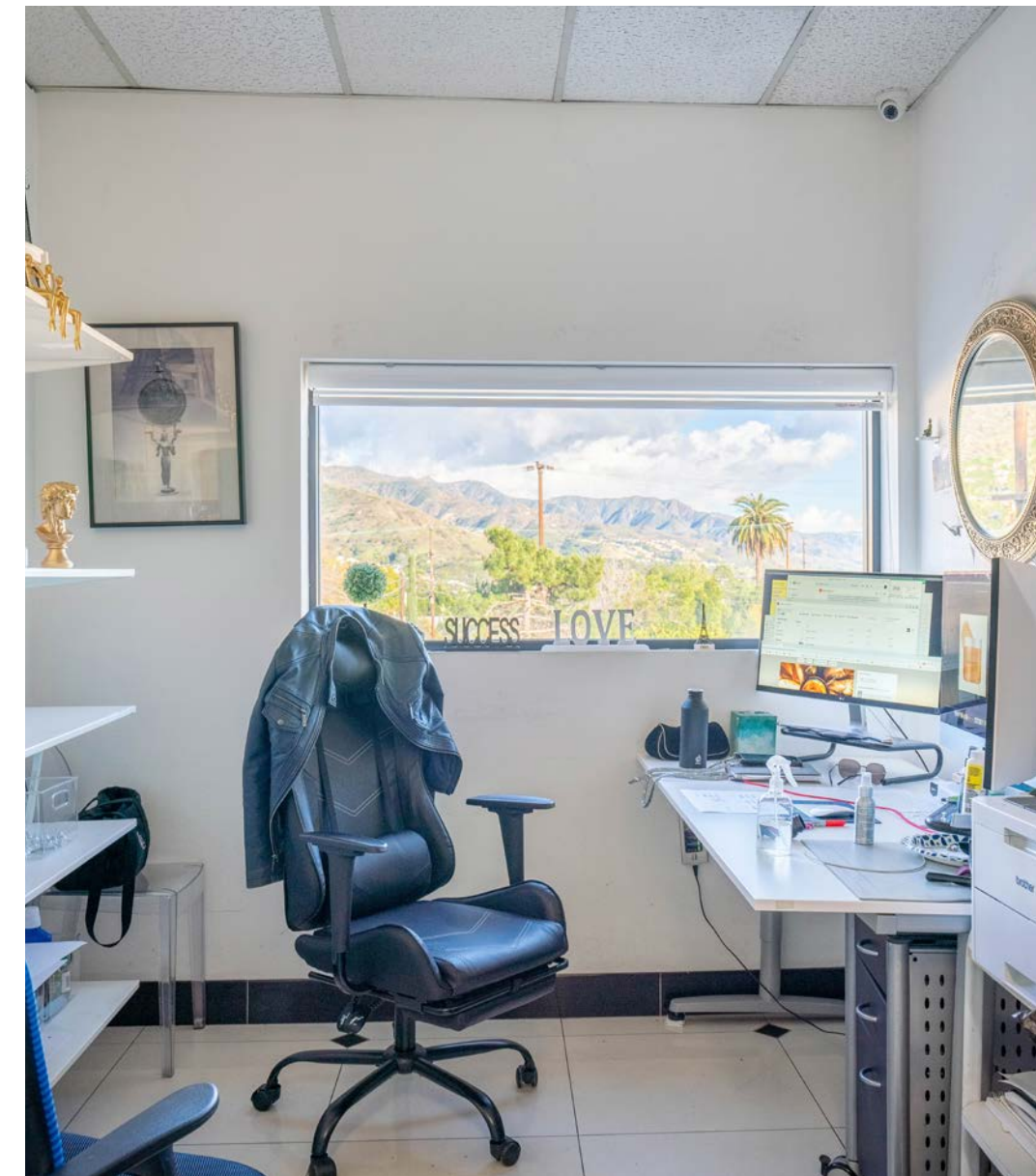








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SUSTAINABILITY  
PASSION  
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BEAUTY  
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## HIGH-IMAGE OFFICE SPACE

The 10,000 sq.ft. of modern office space is crafted for businesses that value a high-image, professional environment, complete with all essential amenities. High-end finishes are used throughout the office space with plenty of recessed and natural lighting.









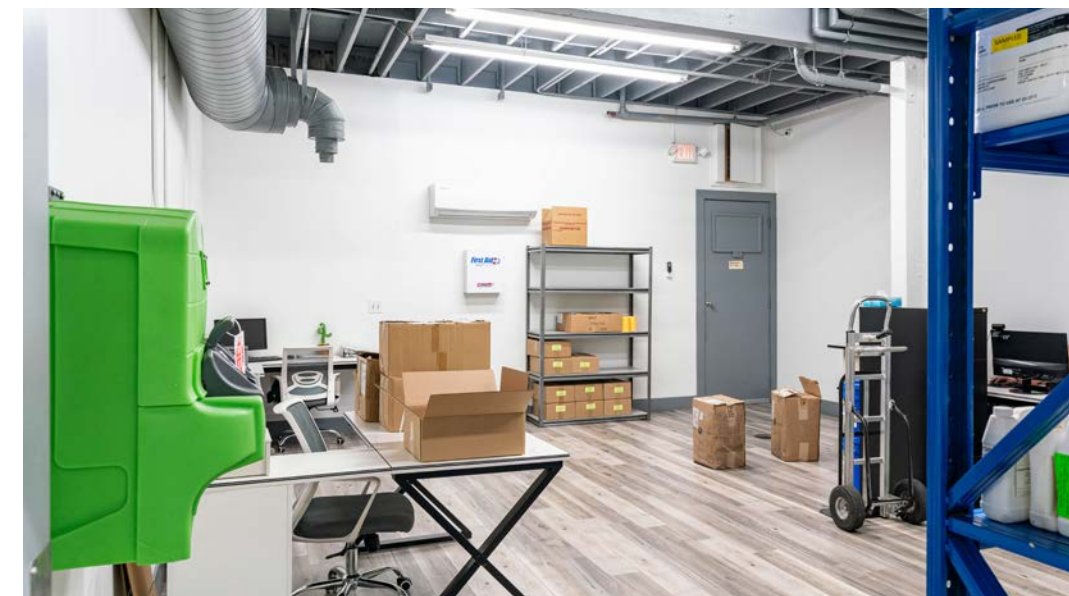
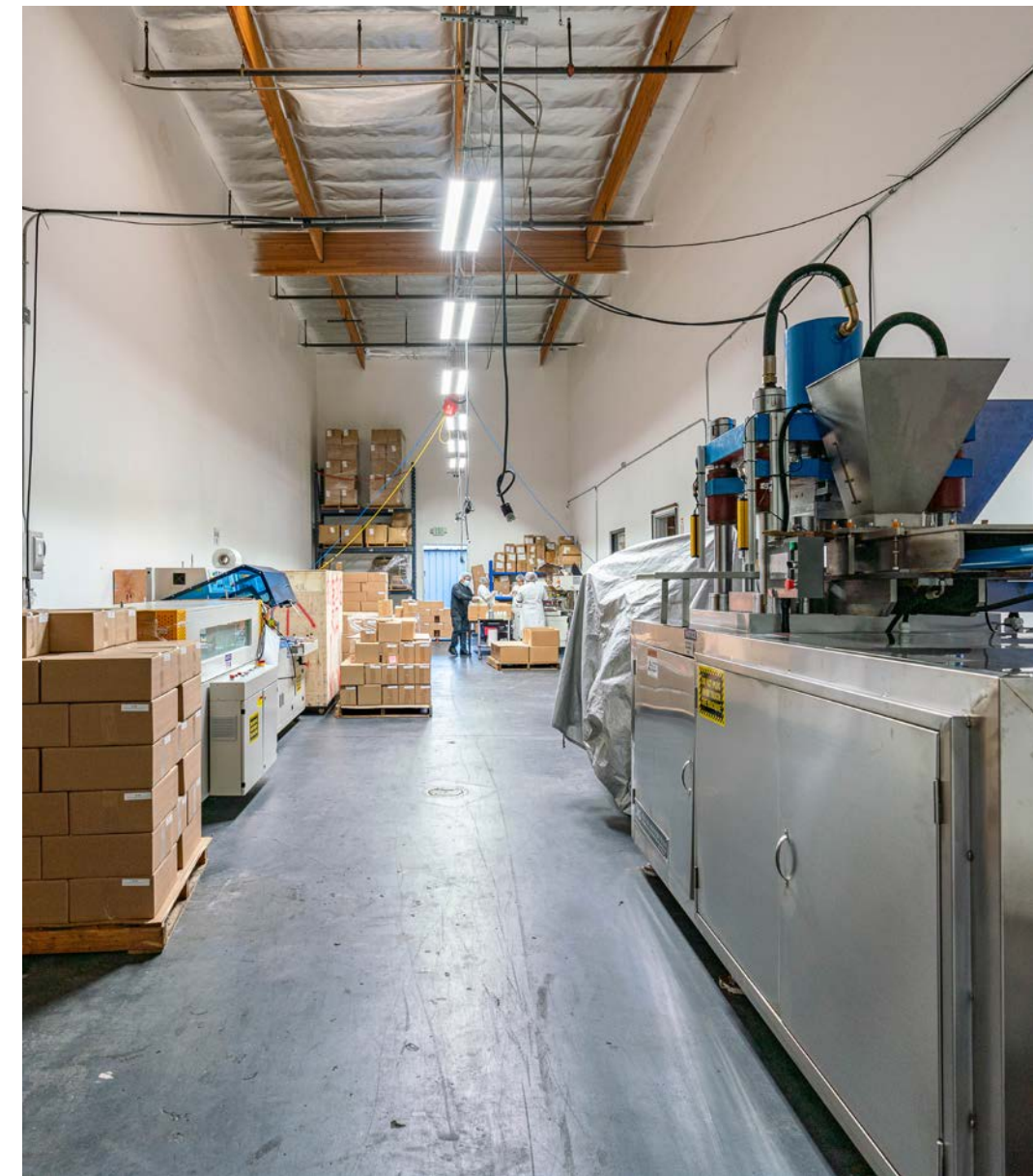


## EFFICIENT WAREHOUSE SPACE

Maximize productivity in the tall, expansive warehouse space, featuring an efficient layout that allows for a smooth operational flow and versatile use. Within the warehouse, clean control rooms are specifically designed for packaging, ensuring a pristine environment for product handling.









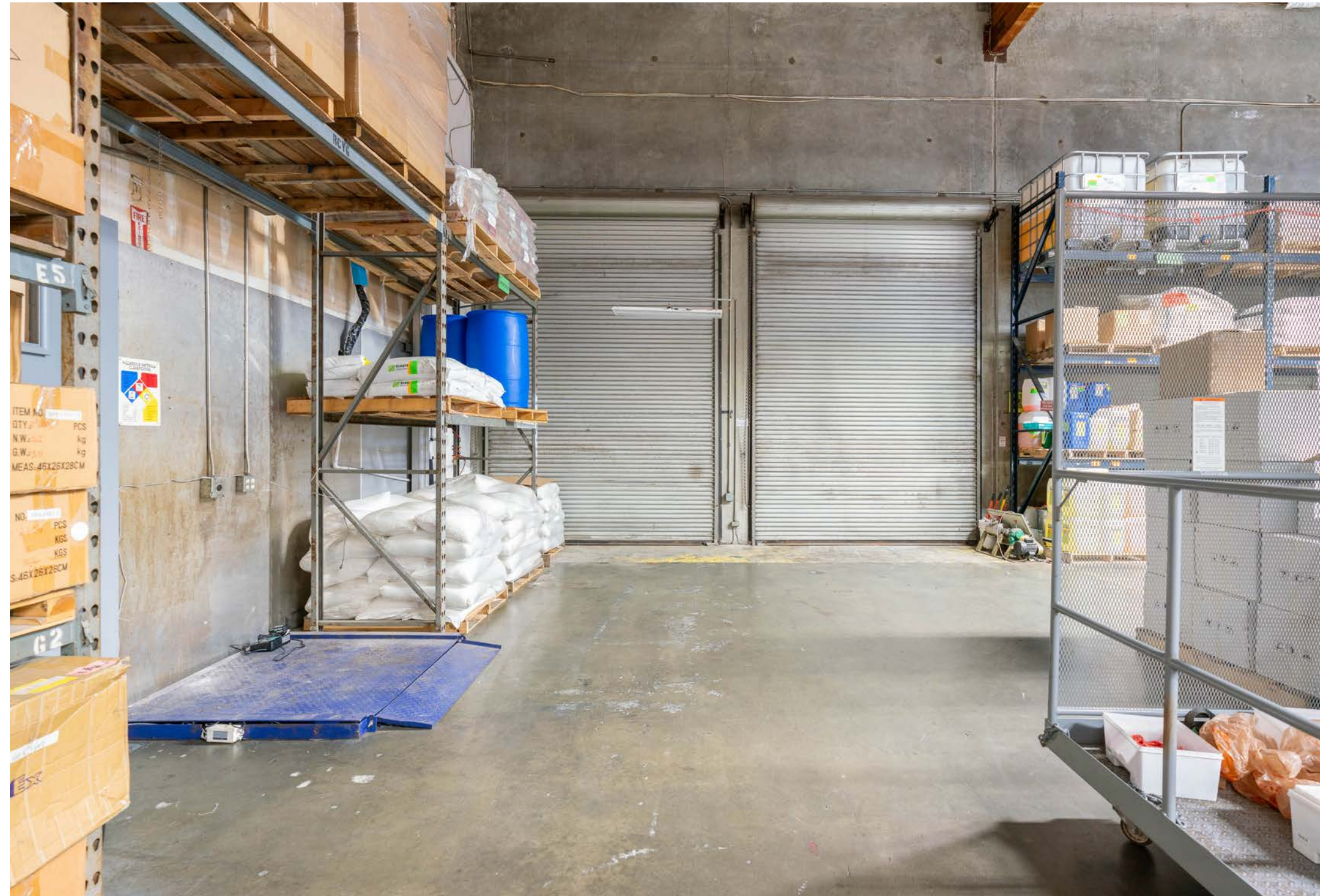






## VERSATILE LOADING OPTIONS

Featuring ample loading capabilities, the property offers 6x ground-level truck doors and 2x dock-high loading positions, accommodating a wide range of operational needs. The truck doors are spread across the side of the building with the dock-high located at the rear of the property.







## ENHANCED SECURITY GATED LOT

Security is a top priority, featuring electronically controlled gates that provide secure and private access to the premises. Entry through Arminta Street and the loading terminal located at the side are separately gated. This ensures peace of mind for all occupants as a standard benefit.













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VISION  
RELIABILITY BEAUTY  
INNOVATION  
SUCCESS LOVE  
EXCELLENCE  
PROUD TEAMWORK  
ACCOUNTABILITY  
GROWTH DRE  
QUALITY  
REALITY INTEGRITY  
COMMITMENT  
PERFORMANCE

FOR MORE INFORMATION:



**Robert Stratton**

CEO/President - DRE #01182000

Cell: 661-212-5699 | Office: 661-702-9700

[Robert@StrattonInternational.com](mailto:Robert@StrattonInternational.com)



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